

CITY OF AUSTIN  
PARKS AND RECREATION DEPARTMENT  
RECREATION AND SENIOR CENTER FACILITY  
ASSESSMENT & GAP ANALYSIS REPORT

DECEMBER 2024





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# Introduction

## 01 Introduction

### Executive Summary

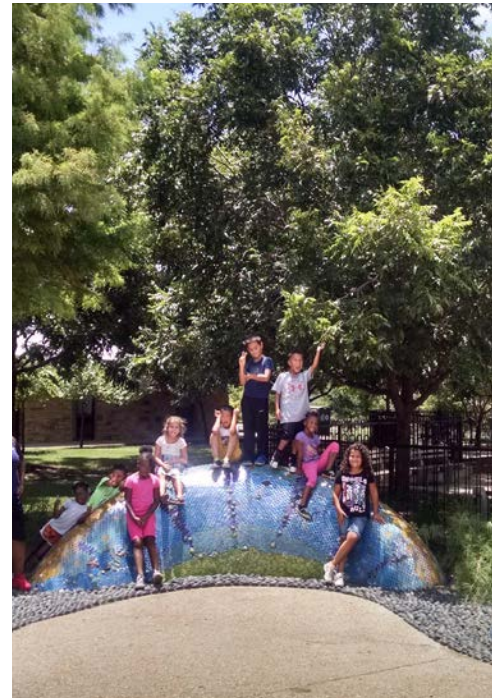
The City of Austin (CoA) Parks and Recreation Department (PAR) and their consultants have worked with an equity framework over the past two years to collect and analyze data and metrics to assess the levels of service and conditions of existing recreation and senior center facilities. This information provides guidance in identifying priority areas to develop new facilities and renovate existing ones. The report may act as a framework for PAR's future bond program, which is anticipated in 2026, and to help align the prioritization of bond-funded capital improvement projects. In summary, and as outlined in more detail in the summary and recommendations section, this report recommends the following:

1. The City of Austin could support one more senior center in the north or northeast portion of the city.
2. The City of Austin could support two more recreation centers in the north and/or southeast portion of the city.
3. Investment in existing facilities is imperative.
4. Consider future city-run programming at the city-owned YMCA in north Austin.
5. Consider development in partnership with other city departments, such as Austin Public Health and Austin Public Libraries.

Bond funding is the primary tool used to generate funds for new and expanded facilities, which are considered capital needs. Capital needs include the development of new buildings and facilities, additions to existing facilities, and major renovations to existing facilities. Capital needs projects like these typically range in cost from \$5 million to over \$25 million and use voter-approved General Obligation bonds. This report only covers capital needs for PAR. It does not include a review of operational needs, such as staffing and program needs, nor will it specifically cover general operation and maintenance needs. However, these are briefly mentioned in the building condition reports. This report uses evidence-based data-driven analysis to identify capital needs, utilizing information from reliable sources and data that can be reproduced with similar results. Staff input is saturated throughout the process to help ensure that equity is considered through each piece of the framework.

The Parks and Recreation Department prepares a Long Range Plan for land, facilities, and programs every ten years. It is a blueprint for how the department prepares individual park vision plans, land acquisition, capital improvements, and development of new programs and amenities. One of the strategies identified in the Long Range Plan, B 6.1, asks PAR to achieve a more even distribution of facilities with a strong citywide interest. It further suggests regularly evaluating the need for different facilities based on geographic distribution, age distribution, and current and future population (using guidance from the National Recreation and Park Association). This report will serve in response to this strategy identified in the Long Range Plan.

The Council-approved 2020-2030 Long Range Plan, *Our Parks, Our Future*, is concurrently undergoing review and supplemental documentation by a PAR-formed racial equity committee at the request of the former Director to reflect the racial reckoning taking place in this country and discuss how, as public servants, the Department plays a role in addressing institutional racism. The Long Range Plan aims to ensure equity throughout the process. It suggests engagement with the City of Austin Equity Office in developing a set of park vision plan goals and





## 01 Introduction

questions in the draft Equity Assessment Tool to guide the planning process. The Equity Office developed this tool to help city departments systematically integrate “purposeful consideration to ensure budget and planning decisions reduce disparities, promote service level equity, and improve community engagement.”

### Why equity?

“Racial equity is the condition when race no longer predicts a person’s quality of life outcomes in our community. The City recognizes that race is the primary determinant of social equity, and therefore, we begin the journey toward social equity with this definition. The City of Austin recognizes historical and structural disparities and a need for alleviation of these wrongs by critically transforming its institutions and creating a culture of equity.”<sup>1</sup>

<sup>1</sup> From Strategic Direction 2023 Equity Anchor

Austin’s history of segregationist policies, modern-day gentrification, and racial inequity have created and perpetuated institutional disparities in communities of color. Addressing these disparities requires commitment to developing systems that promote a community where every Austinite can thrive. Austin’s history of segregationist policies, including the 1928 Master Plan that created the parks system and codified segregation of green spaces, modern day gentrification, and racial and economic inequity, has created and perpetuated institutional disparities in low-income communities and communities of color. Addressing these disparities requires a commitment to discussing the impacts of racism and developing systems that promote a community where every Austinite can thrive.

In an effort to address racial inequity in Austin, the City Council passed Resolution No. 20150507-027 in 2015, which directed the City Manager to evaluate the impact of existing city policies and practices on racial equity and develop an Equity Assessment Tool that can be used across City departments during the budget process. The Equity Office was created in 2016 to focus on advancing equity in all aspects of City operations. The first Chief Equity Officer, Brion Oaks, began this work in October 2016. PARD hired its inaugural Equity and Inclusion Program Manager in October 2021 to provide leadership, guidance, and insight on equity and inclusion to improve the Department and, ultimately, the quality of life for all Austinites.

As a member of the Government Alliance on Race and Equity (GARE), PARD aligns with the meaning of an equity framework as leading with race and, more specifically, considering the idea of normalizing, organizing, and operationalizing.

Normalizing means building a shared understanding and analysis and coming together to name and understand the problem. This analysis, carried out with participation from communities of color, can inform the development of new assumptions, goals, and roles more conducive to closing racial gaps and achieving better outcomes for everyone.

Organizing entails engaging and partnering with communities of color, building capacity for organizational change, building networks for institutional change, and preparing for external pushback and backlash.

Operationalizing denotes using a systematic process and racial equity tools with early initiatives that focus on areas where the need for action on racial equity is greatest or where they can make the greatest difference.





## 01 Introduction

### Where are we now?

According to the 2021 census, the City of Austin has a population just under one million and has 22 public community recreation centers and three public senior centers. This report will further categorize the community recreation centers into three different categories; recreation centers, community centers, community activity centers. Recreation centers are identified as facilities with a gymnasium and community centers as facilities without a gymnasium. Community activity centers are community centers, without a gymnasium, that also do not solely serve a specific geographical area. In defining the nomenclature of PARD facilities, there are 13 recreation centers, 5 community centers, 4 community activity centers, and 3 senior centers.

Providing this nomenclature of PARD facilities allows for better comparison to other jurisdictions, especially when considering data collected by the Trust for Public Land (TPL) and the National Recreation and Park Association (NRPA). TPL is a national nonprofit organization that works to connect everyone to the benefits and joys of the outdoors. TPL publishes a report with ParkScore® rankings of the 100 most populous U.S. cities each year. The City of Austin is included in these reports and ranks #44 of 100 on the 2024 TPL scorecard, down from #41 in 2023, with an equity score of 45 points in 2024, an increase from 2023 where it was 40 points. The TPL report and scorecard provide a metric for comparing our parkland development progress. NRPA is also a national not-for-profit organization dedicated to advancing parks, recreation, and environmental conservation efforts that enhance the quality of life for all people. NRPA also provides a comprehensive source of data standards and insights as resources assisting park and recreation professionals in effectively managing and planning their operating resources and capital facilities. Compared to national averages collected by NRPA, the City of Austin is deficient by two recreation centers and one senior center related to its population. The city meets the national average in the number of community/community activity centers.

This comparison does not consider the size of the centers or other similar facilities like museum and cultural centers that also serve recreation and senior programming. It is possible that the City has more square footage of recreation, community, and senior centers than the national average, but that data is not readily available.





# Goals and Guiding Principles



## 02 Goals and Guiding Principles

### Mission

PARD's mission is to inspire Austin to learn, play, and connect by creating diverse quality programs and experiences in sustainable natural spaces and public places that promote equitable quality of life outcomes.

As Austin experiences population and employment growth, demographic shifts, and changes in recreational preferences, the parks and recreation system must evolve to meet the needs of all residents.

### Goals

#### 1. Assess State of Current Recreation and Community Centers

Conduct a thorough assessment of both the physical condition and functionality of the city's current recreation, community, and senior centers to provide a strong data-driven baseline to inform prioritization and track implementation progress over time.

#### 2. Guide Future Growth and Development

Create a guide for how and where to invest to ensure that our current and future centers support our residents, employees, and visitors as Austin continues to grow and change.

#### 3. Develop Strategies, Actions, and Priorities that can be Implemented and Tracked

Provide citywide strategies and priorities to inform the development of the Capital Improvement Program and plans for future recreation, community, and senior center development.







03

# Assessment Lenses & Methodology



### 03 Assessment Lenses and Methodology

The methodology used to develop the assessment lenses for this report were generated from a series of three meetings with various members of PARD staff to create an intentional approach centered around equity and inclusion. These meetings served to gather feedback from participants that, in turn, informed the selection of metrics and data of the prioritization tools, which will be discussed later in this report.

#### Meeting #1: Roundtable Discussion About Equity at PARD Recreation and Senior Centers

The first meeting was formatted as an in-person roundtable discussion and involved a focus group comprised of key recreation center site supervisors serving East Austin populations. East Austin represents an area of the city with a historically underserved and marginalized population that was subjected to racial segregation and discriminatory practices throughout the City's history. Staff running these facilities are primarily people of color with firsthand experience of the modern-day gentrification impacts surrounding their facilities. They see change occur in real-time and deeply understand community needs. The focus group shared learned experiences and issues they face operating recreation centers in Austin. Some of the topics explored included:

1. How is PARD advancing health and race equity through facilities, programs, and services?
2. Do you remember the impact when a new or heavily renovated recreation and senior center was built? Did these projects advance equity and inclusion?
3. What does equity look like when assessing our recreation and senior centers?
4. Where has development been discussed and not followed through?
5. How do we expose deficiencies not seen before?

#### Meeting #2: Case Study Presentation and Project Prioritization Discussion

The second meeting was a virtual presentation open to all PARD recreation and senior center staff to provide a transparent view of the facility assessment and gap analysis framework, progress, goals, intentions, and an overview of collected data. Three case studies of other Cities or jurisdictions that have incorporated racial and economic equity into ordinances and measures that guide their Parks and Recreation Department's work were presented to help create a shared common



### 03 Assessment Lenses and Methodology

language and understanding of how similar prioritization projects develop. At the end of this meeting, a prioritization tool, the CIP Suitability Modeler, was shared with staff to show a proposed prioritization tool based on equity. The tool allows for a wide selection of metrics that could be included in generating results. Some metrics included prioritizing areas with higher percentages of people of color, areas with higher density, and areas with a higher percentage of populations earning below the median income. A copy of this presentation is provided in [Appendix A](#).

#### Meeting #3: Recreation and Senior Center Gap Analysis Prioritization

The third meeting was another in-person roundtable session to collaborate on selecting the final metrics for the prioritization tool, the CIP Suitability Modeler. This roundtable included the initial staff who participated in the first roundtable meeting, PARD leadership staff, recreation and senior center program managers, and site supervisors throughout the entire PARD system. The discussion focused on the following topics:

1. How do we define our facilities?
  - A. What physical characteristics define a recreation center?
  - B. Should we consider some facilities as community or activity centers to compare them separately from recreation centers?
  - C. Should we redefine our senior centers as active adult centers?
2. How do we compare our facilities?
  - A. How do we create an equitable distribution of services across the city?
    - i. Is this achieved by providing the same program spaces at each facility or at one facility within a defined area of the city?
    - ii. What would these defined areas look like?
      - a. North and South of Ladybird Lake.
      - b. Areas identified in the long-range plan: North, South, East, West, Southeast, and Southwest.
      - c. Newly defined areas such as between physical barriers like highways and rivers.





3. What are our facilities' service areas? What should they be?
  - A. Should this be defined by physical areas or population served? For example, if there are 25,000 residents within a mile, then that recreation center's service area is a mile. If another recreation center has 25,000 residents in a 3-mile radius, then 3 miles is its service area. Or do all recreation centers have the same 2-mile service area regardless of population?
  - B. Should we strive to provide recreation centers in a defined service area for the entire city or only parts of it?
  - C. Should we strive to provide recreation centers in smaller defined service areas for the city's higher-priority areas?

## What did We Hear?

Below are a few discussion topics mentioned at these three meetings. Many of these topics were reoccurring and thus reflected in the summary and recommendations at the end of this report.

1. Areas around the city's geographic limits, like Del Valle, need more Austin services, like recreation and community centers. Often people who spent most of their life in the city with history and connection to our recreation centers are pushed out to these edges because it is expensive to live within the city limits.
2. Space for children should be prioritized, and facilities should be located to provide safe access.
3. More community engagement is needed, especially from a wide range of user groups.
4. Highways act as barriers to the facilities.
5. Why would we build new when we have existing facilities that need improvements?
6. Transportation to senior centers is an issue.
7. Why is there not one large recreation center hub near public transit to service the entire City?
8. Can recreation center programming be based on mobile units to reach people where they are?
9. More focus should be on activating existing spaces rather than building new ones.
10. It is unclear how the Department prioritizes facility improvements or how people can advocate for new facilities in their community.

After the third meeting, the project team regrouped with PARD's equity and inclusion manager and the City of Austin's Equity Office to review all the input and finalized the final metrics selected for the prioritization tool. The selected metrics can be viewed in the next section, Demographic Assessment (Maps).



04

# History and Trends



## 04 History and Trends

### History

PARD must first honor and offer gratitude to past and present generations of Indigenous Peoples who have inhabited and cared for the land on which parkland now exists. While honoring the many diverse Indigenous Peoples still connected to this place, we must also acknowledge the painful history of genocide, forced removal from this territory, and assimilation, along with the ongoing injustices against Indigenous Peoples and Native lands. We must also acknowledge that the development of parkland evolved as part of the city's 1928 Master Plan that centered around systematic segregation and racism. In the late 1800s and early 1900s, African Americans and Latinos lived in pockets dispersed throughout the city, but in 1928, the City's Master Plan used a strategy to isolate Black people to neighborhoods without zoning protection, predominantly east of the present-day I-35 highway. This divide led to lasting negative impacts, including immense economic, environmental, and social inequality. This same year, 1928, the Recreation Department was established, and institutionalized racism shaped the parks and recreation system for decades.

From 1910 to 1940, a local effort to improve parks, playgrounds, and boulevards started and was reinforced by the federal New Deal programs. During this period, both the local and federal governments supported racial and ethnic segregation, and so the massive, systemic investment entrenched the persistent inequity in access to quality parks and recreation resources, assets, and programs in Austin.

From 1930 to 1940, Austin's population surged from just over 50,000 to about 90,000 – a 70% increase. At the same time, park acres per 1,000 people increased from five in 1930 to 23 in 1940 – a 360% increase. This increase illustrates the impact of PARD's early systematic and strategic approach. However, this expansion took place under a racially segregated and unequal framework, and so while the scale of expansion was impressive, the method and motivation (and therefore the impact) were unjust.

From 1940 to 1970, the city invested in a wide array of pools, fields, and athletic facilities. While it is not well documented, the integration of Austin's parks appears to have occurred in 1963 based on a newspaper article that indicates all parks are playing together in inner-city leagues for sports teams. In 1964, the Recreation Department merged with the Parks Department to become the Parks and Recreation Department.

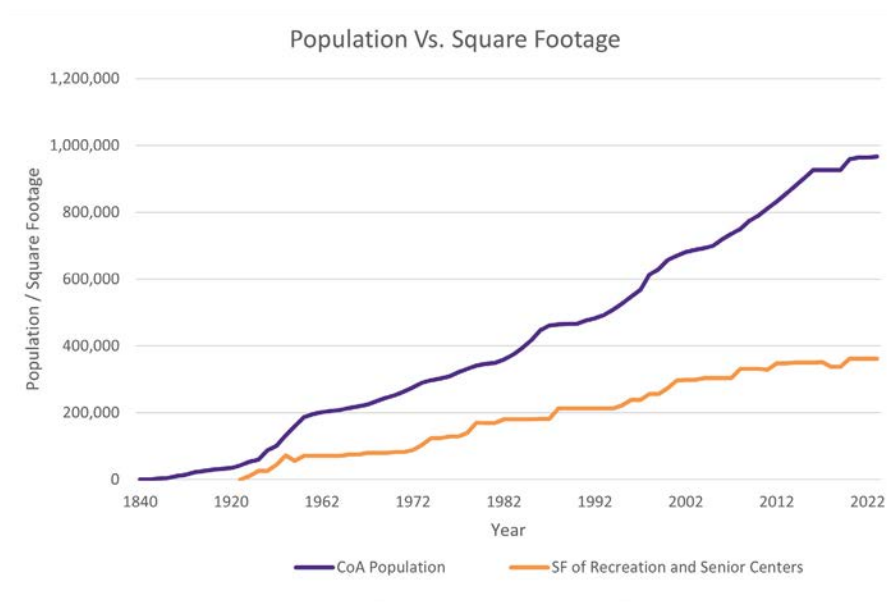
From 1970 to the present, PARD made several large-scale acquisitions of greenbelts along creeks and valleys. During this period, a new focus on adaptive reuse and intentional preservation of cultural resources and significant civic sites began. The city took on ownership and management of sites previously owned and managed by private entities, consolidating a wide array of parks, cemeteries, and recreational assets into one system.

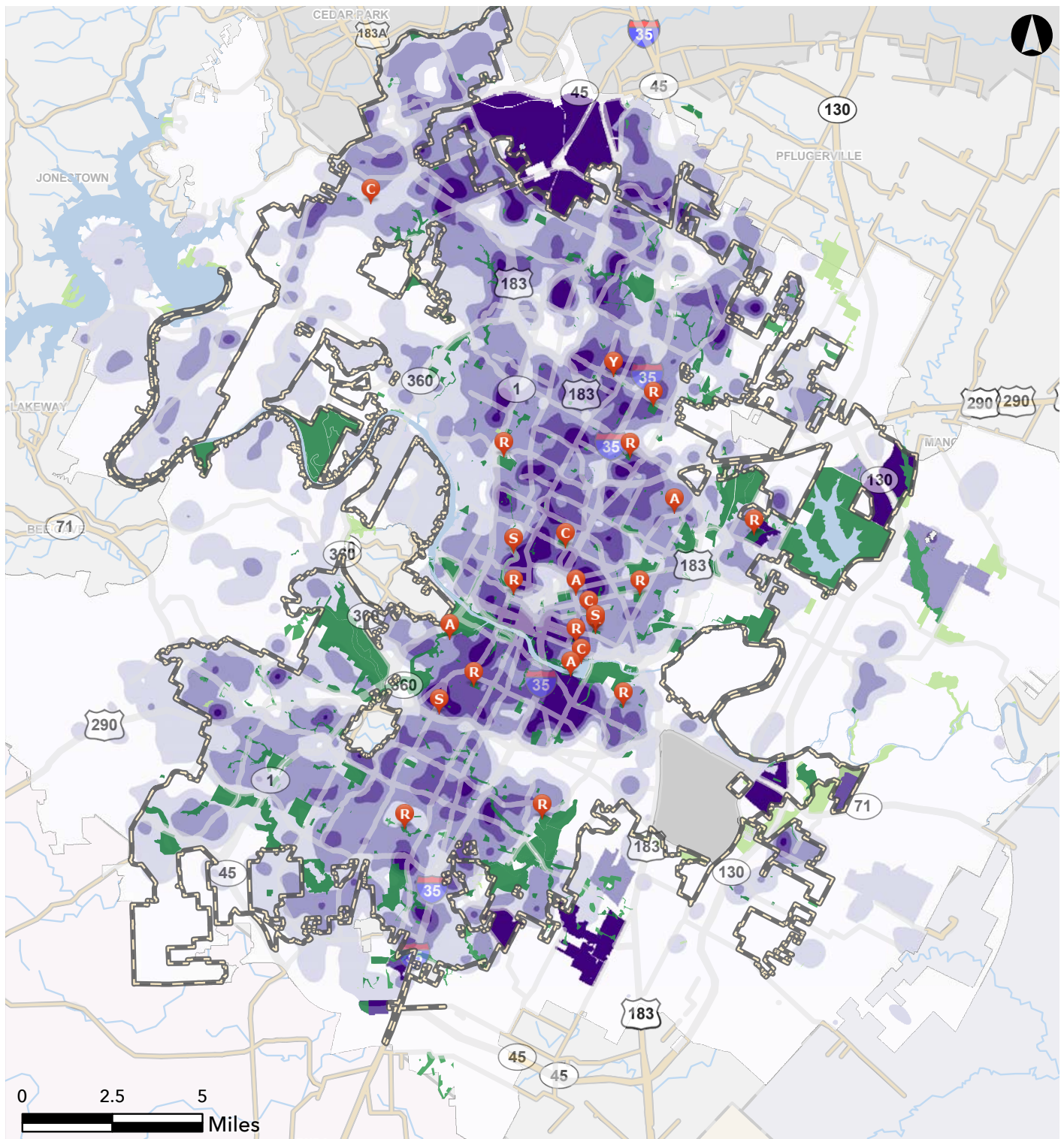
Austin's population has grown steadily since 1840. Over the same period, the square footage of public recreation and senior center space has increased at a slower pace. The relationship between the square footage of public recreation and senior centers versus the population has grown increasingly apart, as indicated in the chart "Population Vs. Square Footage." The increase in the number of centers appears to be leveling out as we reach the year 2012.



## 04 History and Trends

Current population density is highest near the city center and along the two main north/south corridors, Mopac and I-35. Similarly, most of the current recreation and senior centers are located in these areas, as seen in the following maps. Forecasts suggest that population density will increase the most around the outer edges of the city, where recreation and senior center infrastructure is lacking.





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## Population Density

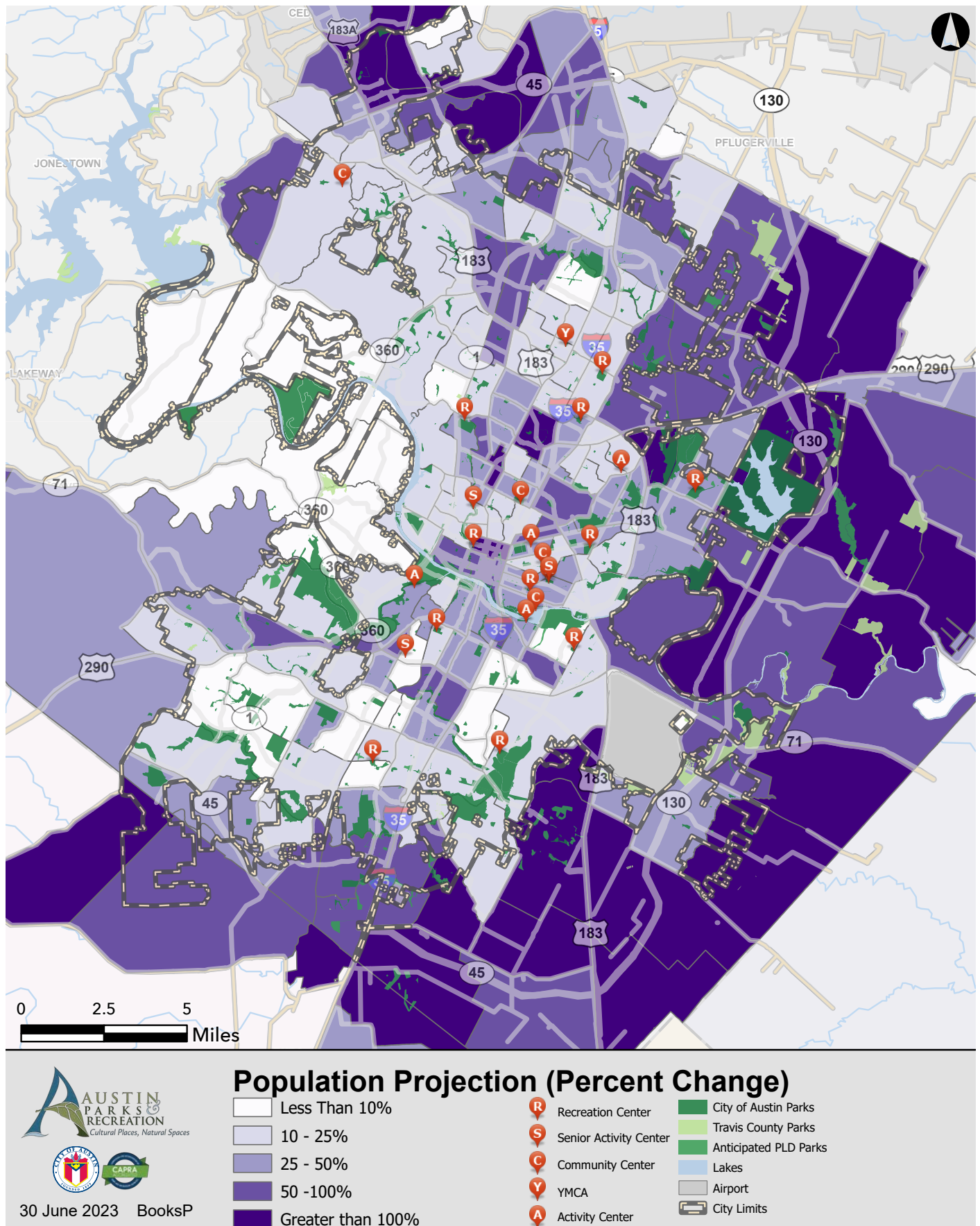
- Less than 1 per Acre
- 1 - 5 per Acre
- 5 - 10 per Acre
- 10 - 15 per Acre
- Greater than 15 per Acre

- R Recreation Center
- S Senior Activity Center
- C Community Center
- Y YMCA
- A Activity Center

- City of Austin Parks
- Travis County Parks
- Anticipated PLD Parks
- Lakes
- Airport
- City Limits

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04 History and Trends

Comparison with National Average

When it comes to recreation and senior centers, how does Austin compare with the nation in recent years?

HOW DO WE COMPARE WITH THE NATIONAL AVERAGE?

	NUMBER OF PEOPLE PER RECREATION CENTER	NUMBER OF PEOPLE PER COMMUNITY/ACTIVITY CENTER	NUMBER OF PEOPLE PER SENIOR CENTER
AUSTIN	74,167	107,131	321,392
NATIONAL AVERAGE*	65,909	109,710	294,394

\*Median number of residents per facility for populations over 250,000

\*\*Data from the 2023 NRPA Agency Performance Review





## 04 History and Trends

### Trust for Public Land's ParkScore Rating

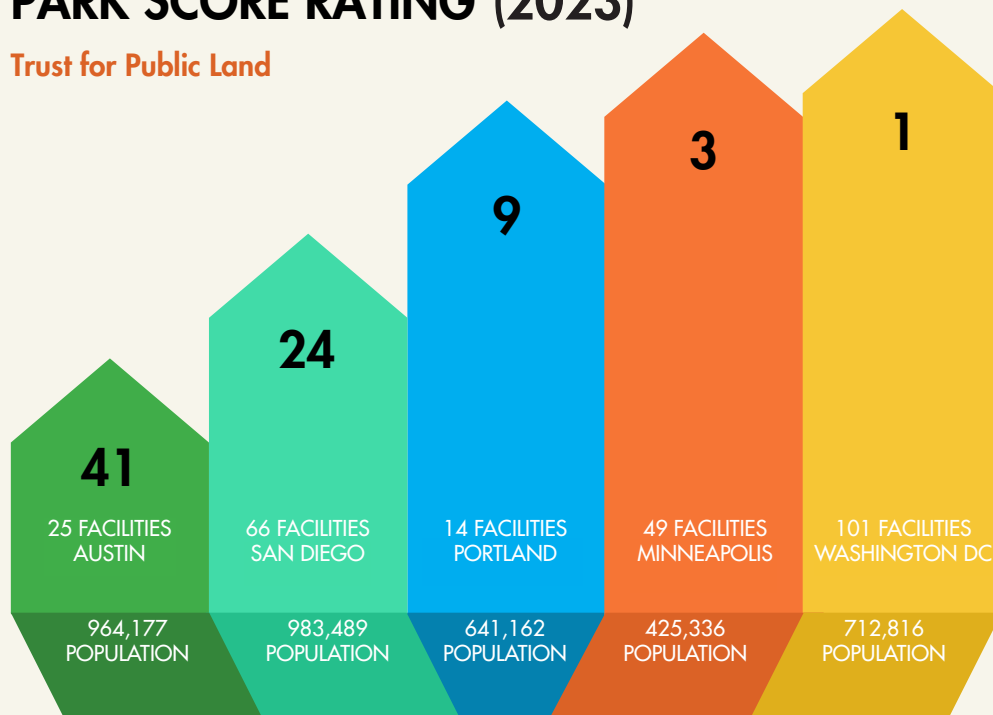
The Trust for Public Land's (TPL) ParkScore® is the national gold-standard comparison of park systems across the 100 most populous cities in the United States annually. Their evaluation of parks and recreation centers uses several factors, including equity, access, investment, amenities, and acreage.

A quick comparison of Austin to other cities across the nation with similar populations is used for comparison in the following graphics. These cities include:

1. Minneapolis has 49 recreation and community centers with a population of 425,336. It is #3 in the 2023 TPL ParkScore® and has an equity score of 59.
2. San Diego has 10 Athletic Gymnasiums, 50 Community Centers, 6 Fitness Rooms with a population of 983,489. It is #24 in the TPL ParkScore® and has an equity score of 40.
3. Portland has 14 Community and Art Centers with a population of 641,162. It is #9 in the TPL ParkScore® and has an equity score of 55.
4. Washington, D.C. has 68 Recreation Centers and 33 Fitness Rooms with a population of 712,816. It is #1 in the TPL ParkScore® and has an equity score of 86.
5. Austin has 25 recreation and senior centers with a population of 964,177. It is #41 in the TPL ParkScore® and has an equity score of 40.

### PARK SCORE RATING (2023)

Trust for Public Land



\*Data gathered from Trust for Public Land for the year 2023

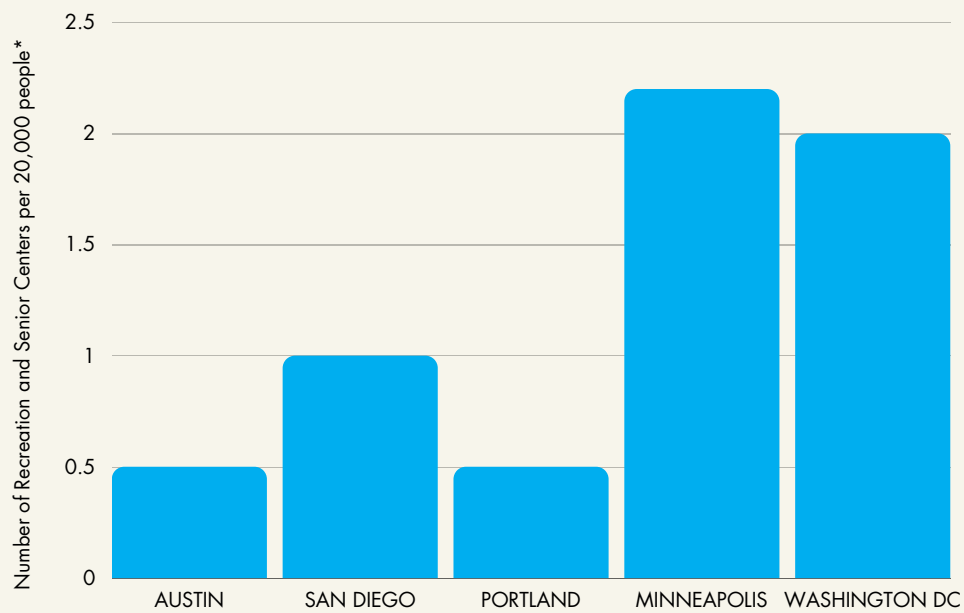
## 04 History and Trends

### Comparison of Number of Recreation Centers

The number of recreation and senior centers per 20,000 people is one metric used to assess the amenity portion of the TPL ParkScore®. As shown in the chart below, Austin ranks similar to Portland but far behind cities such as Minneapolis and Washington DC which rank high on TPL's ParkScore®.

Other jurisdictions have explored alternative goals to provide the right level of service for their population. Dallas, Texas, reported in their August 2002 "A Renaissance Plan," which served as their long-range plan, that their goal is to provide one square foot (sf) of recreation center per capita. With this goal, they concluded they needed almost double their recreation center space. If Austin used a similar methodology, the need for recreation center space would triple. PARD has approximately 370,000 sf of community recreation space and 42,000 sf of senior center space. The City of Vancouver, BC, Canada 2018 "Parks and Recreation: Inventory & Analysis" report also identified existing level of service through square footage of recreation centers per capita. Their existing facilities ranged from .39sf to 7.37sf per capita in each neighborhood. However, no overall goal is documented. The 2015 "District of Columbia Vision + Implementation Framework" report indicates that the parks and recreation industry suggests one square foot of recreation center space per capita. As of 2015, they have provided 1.2 square feet of recreation center space per capita.

### RECREATION & SENIOR CENTERS



\*Data gathered from Trust for Public Land for the year 2023



## 04 History and Trends

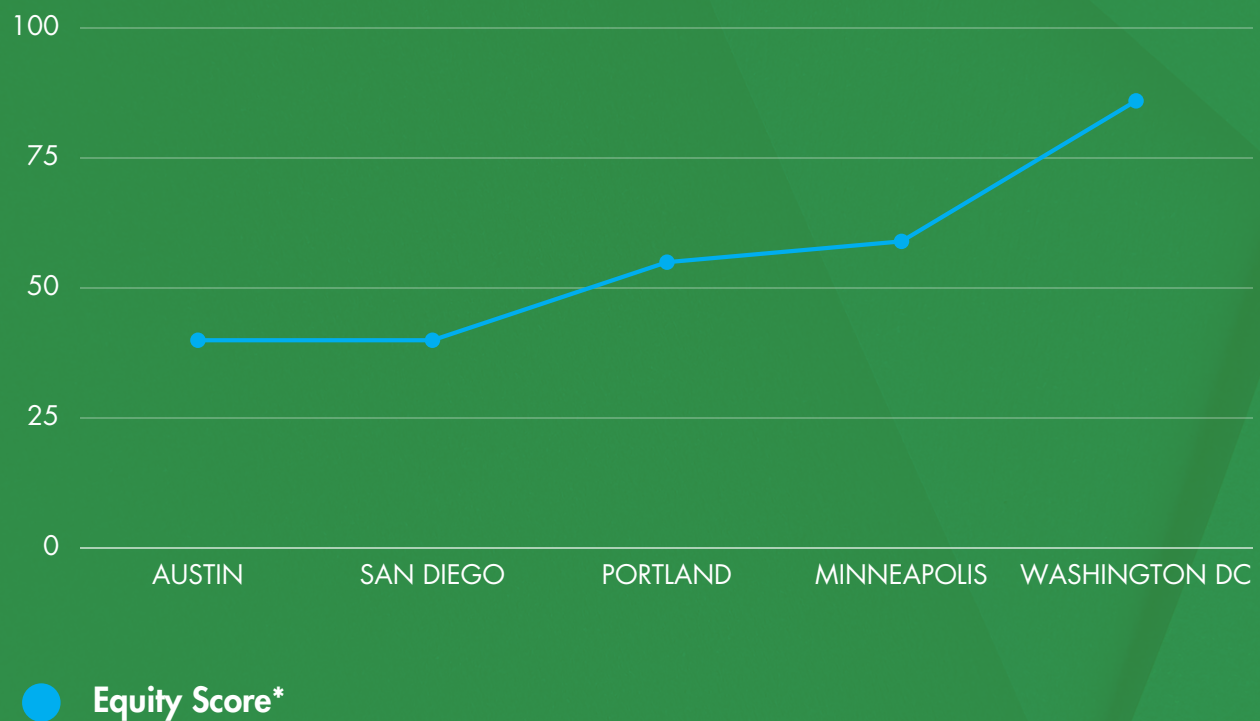
### Comparison of Equity

The TPL's ParkScore® equity portion of the score is based on the average of four equally weighted measures that compare the availability of nearby park space between neighborhoods within a city:

- On a per-person basis, the ratio of nearby public park space between neighborhoods of color and white neighborhoods
- On a per-person basis, the ratio of nearby public park space between low-income neighborhoods and high-income neighborhoods
- Percentage of people of color living within a 10-minute (half-mile) walk of a public park
- Percentage of low-income households living within a 10-minute (half-mile) walk of a public park

This portion of the score does not factor in the location of amenities or facilities, only public parks. Austin ranks similarly to San Diego but behind other cities such as Minneapolis and Washington D.C.

## HOW DO WE COMPARE ON EQUITY?



\*Data gathered from Trust for Public Land for the year 2023

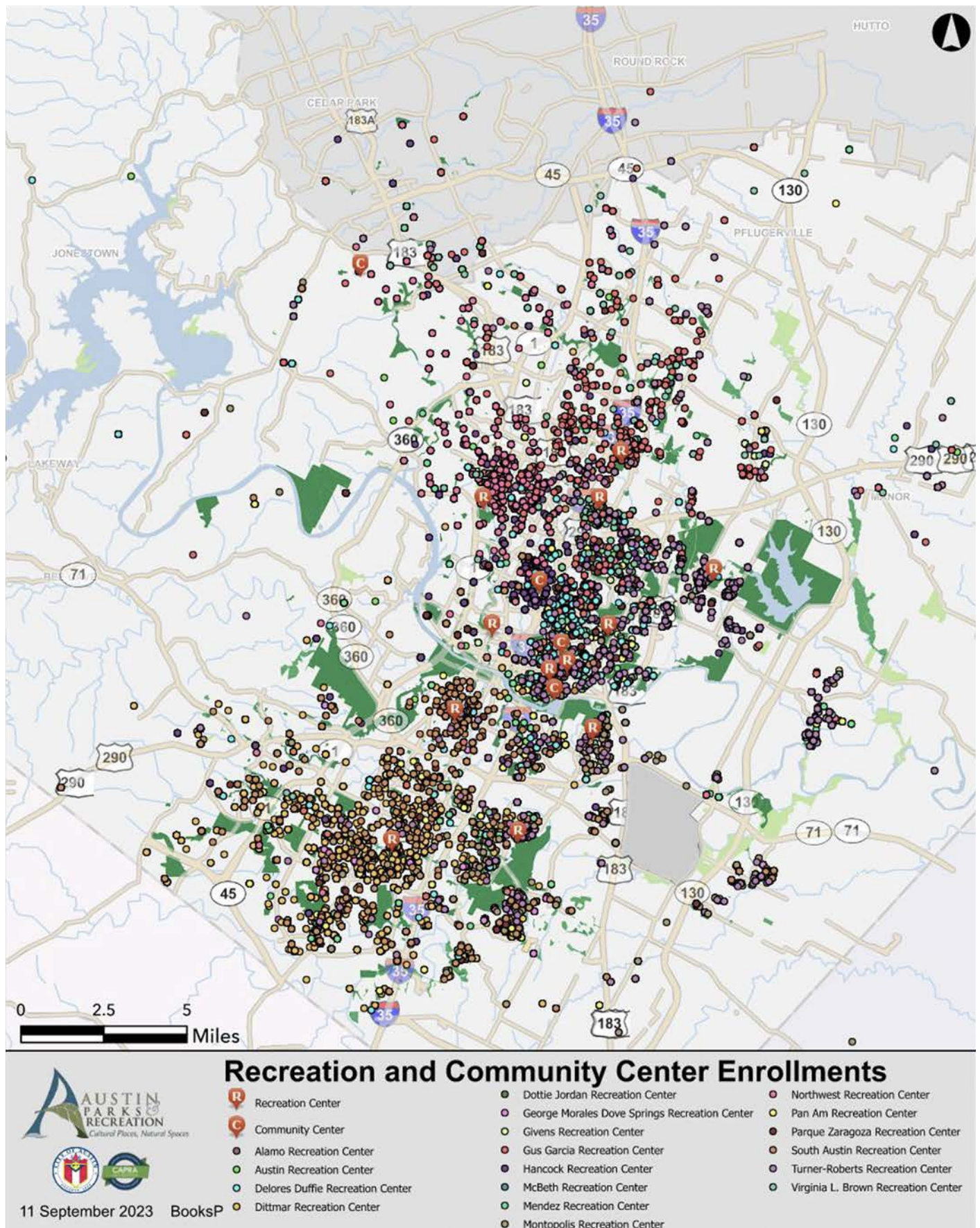
## 04 History and Trends

### Current Trends and Level of Service

Data was collected for each recreation and senior center to analyze where and how far participants traveled to visit each facility. Individual participant travel origin is shown on the first set of the following maps, and the second set of maps shows an amalgamation of this data to reflect the current level of service area each facility is reaching. A “good” service area on the existing service maps indicates that the majority of participants are traveling from this boundary and a “poor” service area indicates that only a small number of users are being reached. Similar to other maps in this report, the Council district boundaries do not appear to encourage or act as barriers to access facilities. However, Interstate 35 clearly acts as a meaningful barrier to access between east and west, and the Colorado River/Ladybird Lake similarly appears to divide communities from north to south. Other major highways, such as US 183 and Loop 360, appear as minor barriers to accessing facilities. Based on the maps, Austin residents are more likely to visit facilities within their own “quadrants” and less likely to cross I-35 or the Colorado River/Ladybird Lake to visit facilities.

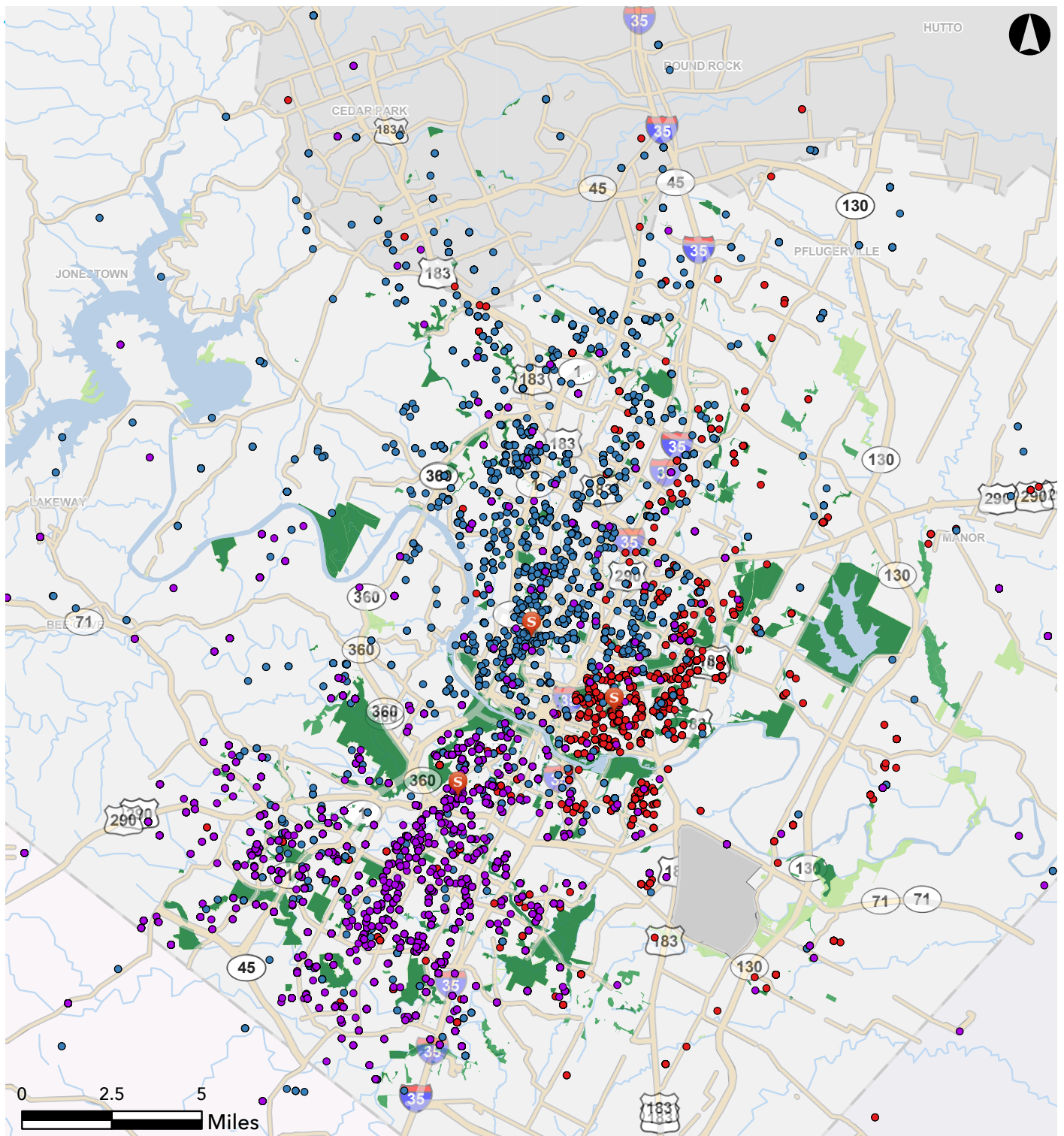






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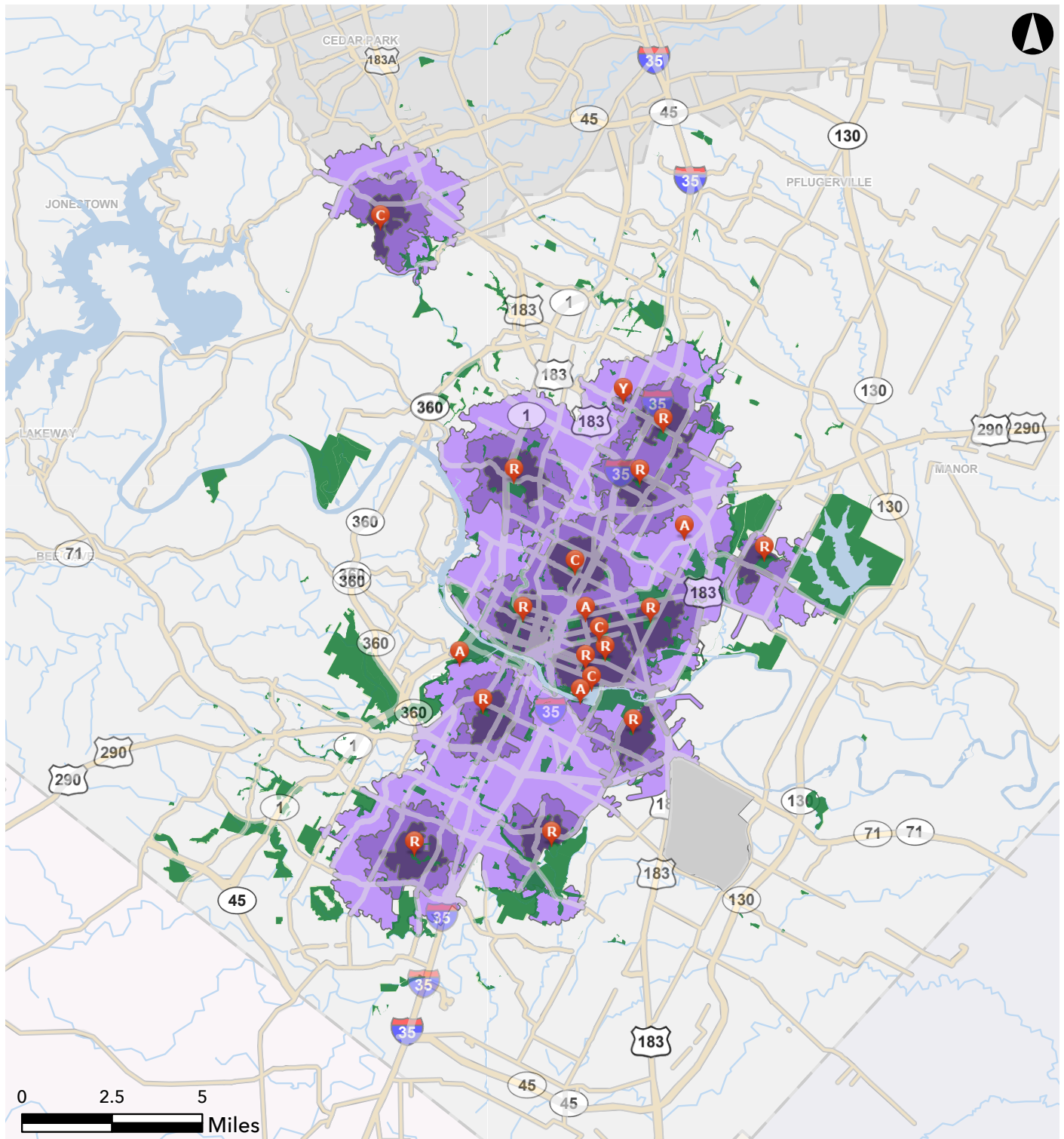
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## Senior Activity Center Enrollments

- Conley-Guerrero Senior Activity Center
- Senior Activity Center - Lamar
- South Austin Senior Activity Center
- S Senior Activity Center
- City of Austin Parks
- Anticipated PLD Parks
- Lakes
- Airport
- Travis County Parks

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## Recreation and Community Center Existing Service Area

- Good
- Moderate
- Poor
- No Service



Recreation Center

Community Center

YMCA



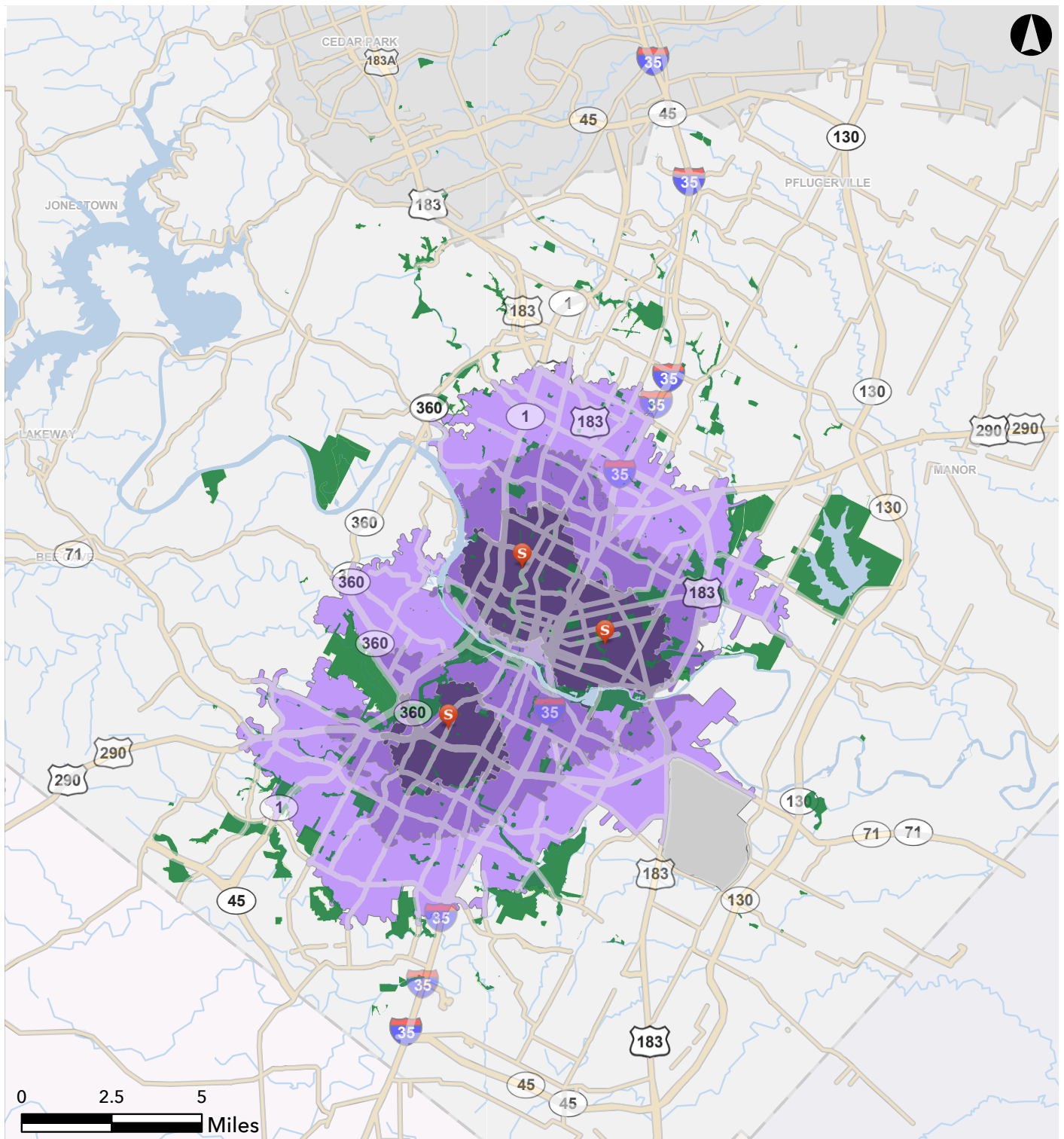
Activity Center

City of Austin Parks

Lakes

Airport

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## Senior Activity Center Existing Service Area

- Good
- Moderate
- Poor
- No Service
- City of Austin Parks
- Lakes
- Airport
- Senior Activity Center

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## 04 History and Trends

### Recommended Service Areas

Neither TPL nor NRPA provides national standards or data on service areas for recreation and senior centers. Other jurisdictions explore their own standards and goals. Denver, Colorado's 2017 "Game Plan Update and Existing Conditions Report" establishes a 10-minute drive perspective for residents to access recreation centers. Round Rock, Texas, explores a half-mile service area for facilities with indoor gymnasiums as outlined in their "Playbook 2030: Building A Connected Community, The Strategic Parks and Recreation Master Plan." The 2015 District of Columbia "Vision + Implementation Framework Report" provided access guidelines for varying types of recreation facilities based on type. On average, these goals ranged between two to three miles from every resident. The following map suggests establishing goals for recommended service areas for Austin's recreation and senior centers based on examples from other jurisdictions, the existing service area data, and consideration of Austin's specific geographic complexities and constraints. The service area goals are:

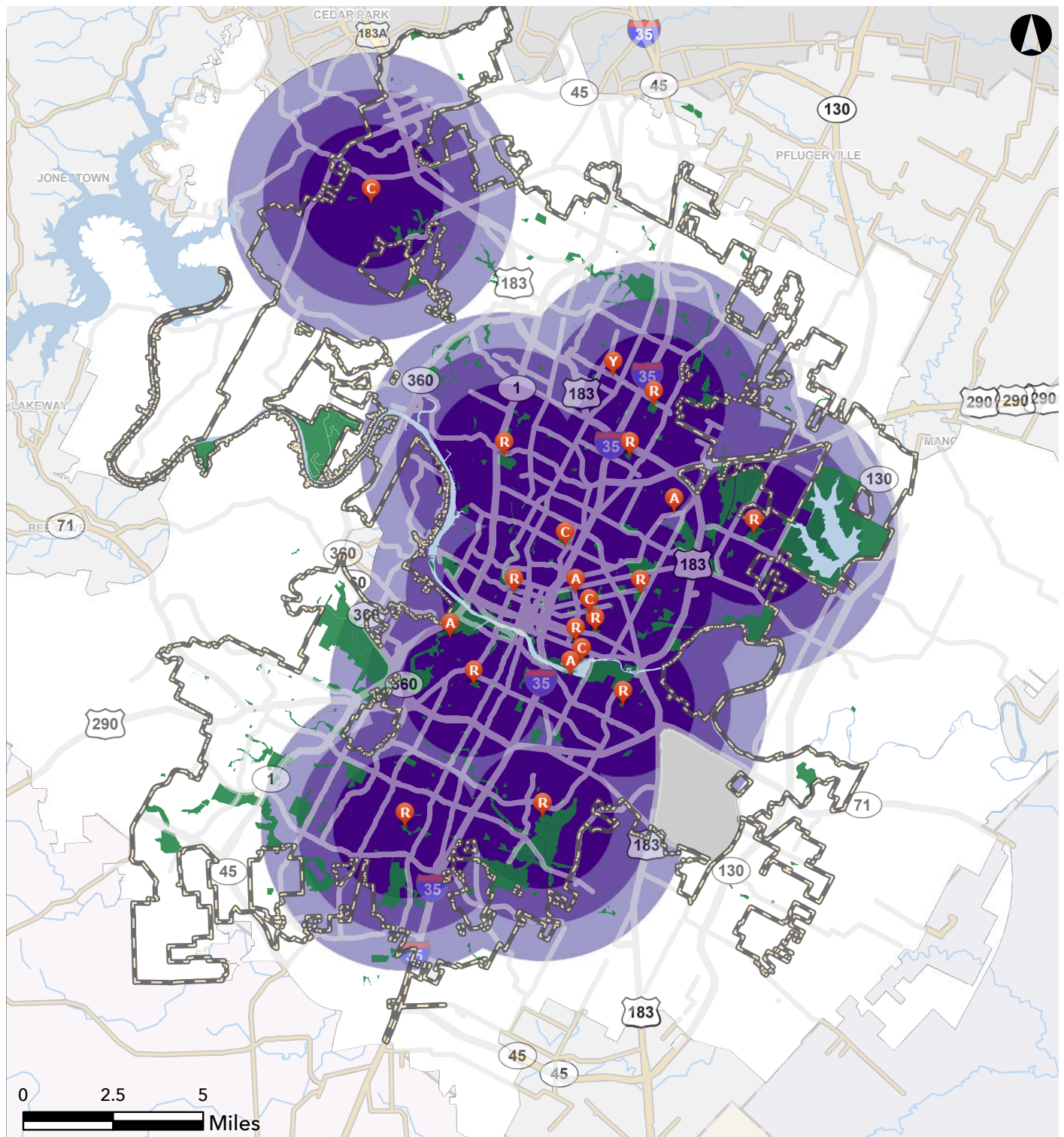
#### Recreation and Community Centers:

- Good Service Area = two-mile radius
- Moderate Service Area = three-mile radius
- Poor Service Area = four-mile radius
- Area not served = four+ mile radius

#### Senior Centers:

- Good Service Area = four-mile radius
- Moderate Service Area = six-mile radius
- Poor Service Area = eight-mile radius
- Area not served = eight+ mile radius

In addition to the recreation and senior facilities provided by PARD, many non-profit and privately owned facilities provide similar services throughout the city. A brief inventory of these locations are documented in one of the following maps. This information may provide insight into communities that are already served by non-city-owned facilities.



11 September 2023 BooksP

## Recreation and Community Center Service Area Goals

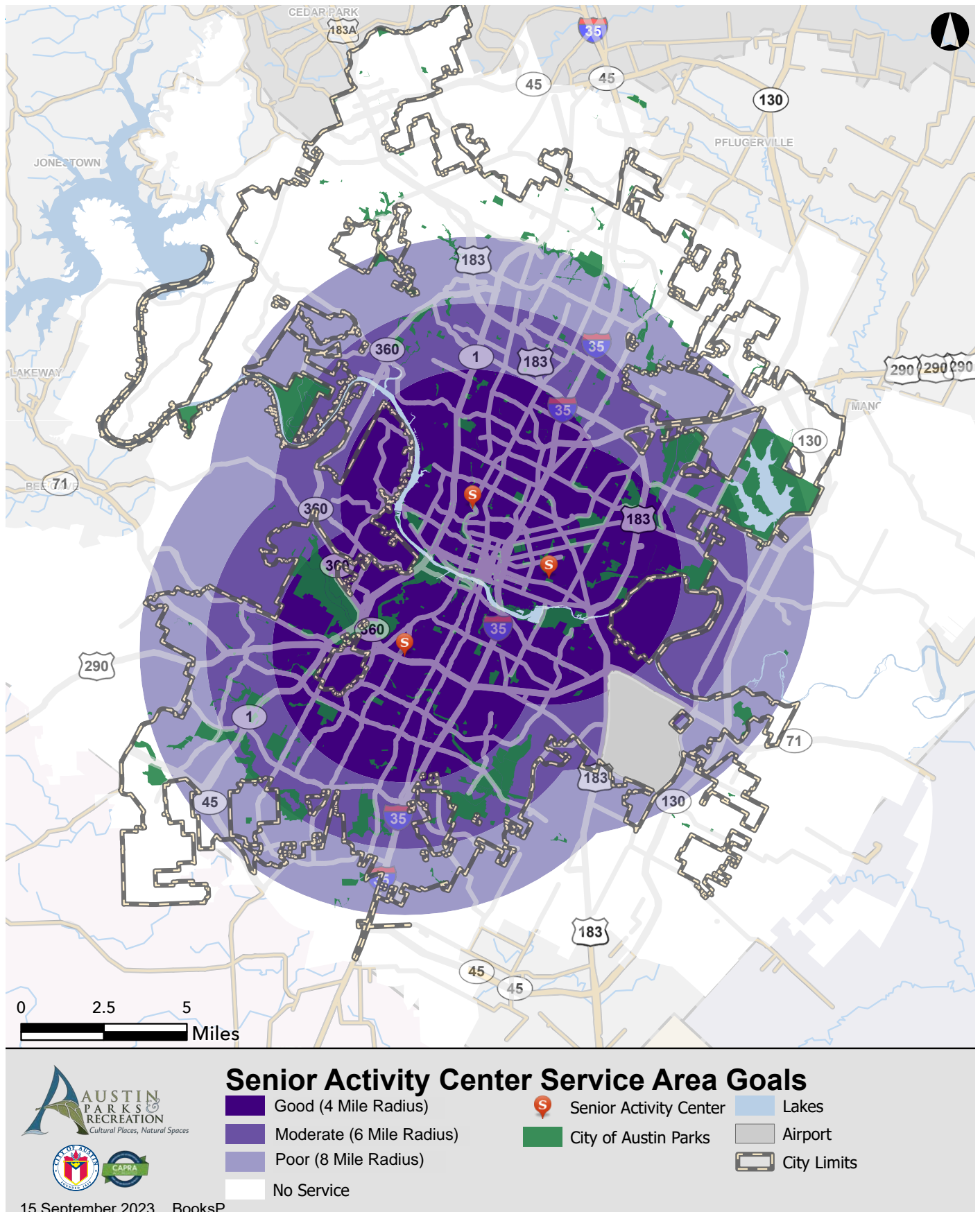
- Good (2 Mile Radius)
- Moderate (3 Mile Radius)
- Poor (4 Mile Radius)
- No Service

- Recreation Center
- Community Center
- YMCA
- Activity Center

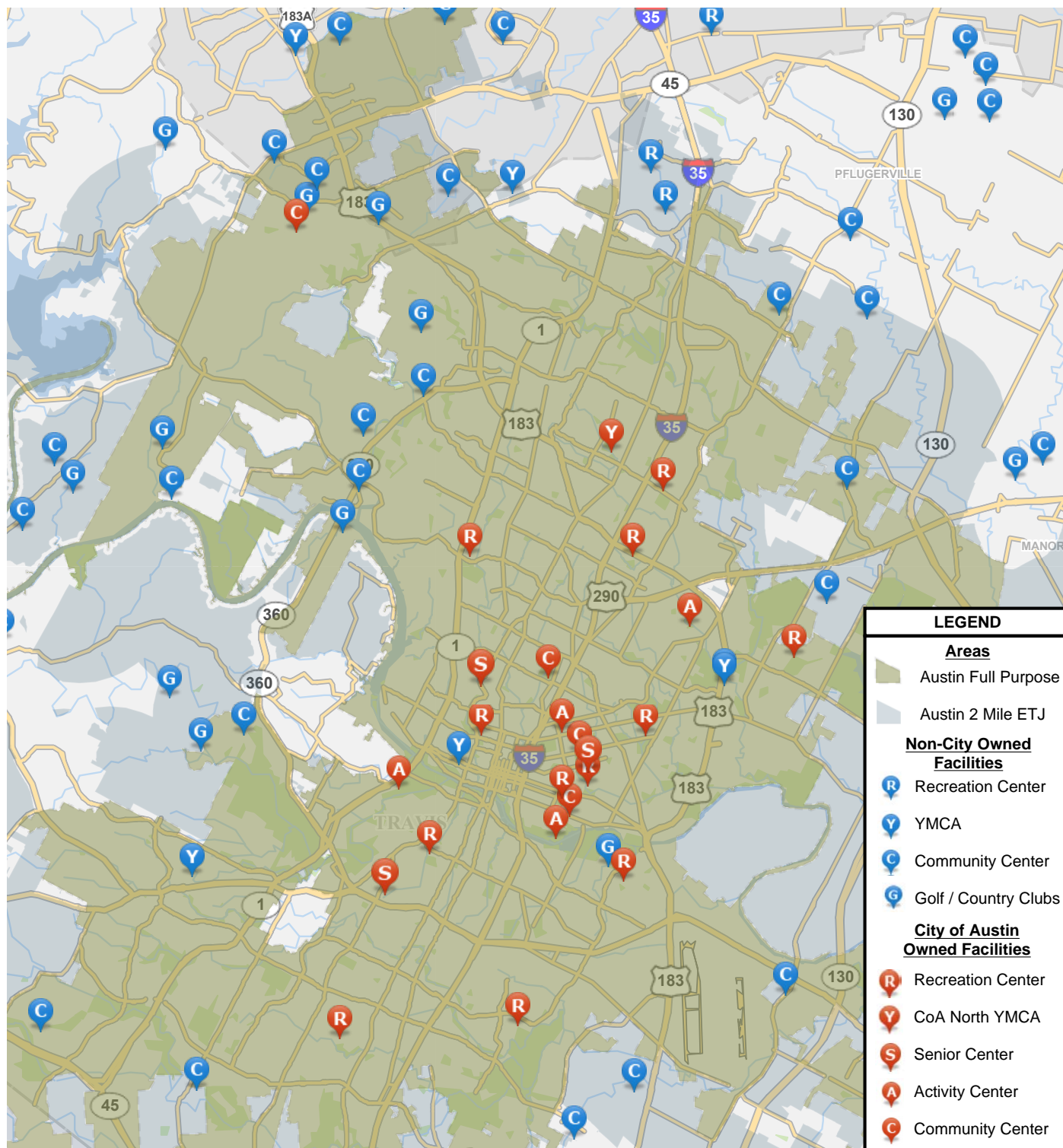
- City of Austin Parks
- Lakes
- Airport
- City Limits

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28 June 2023

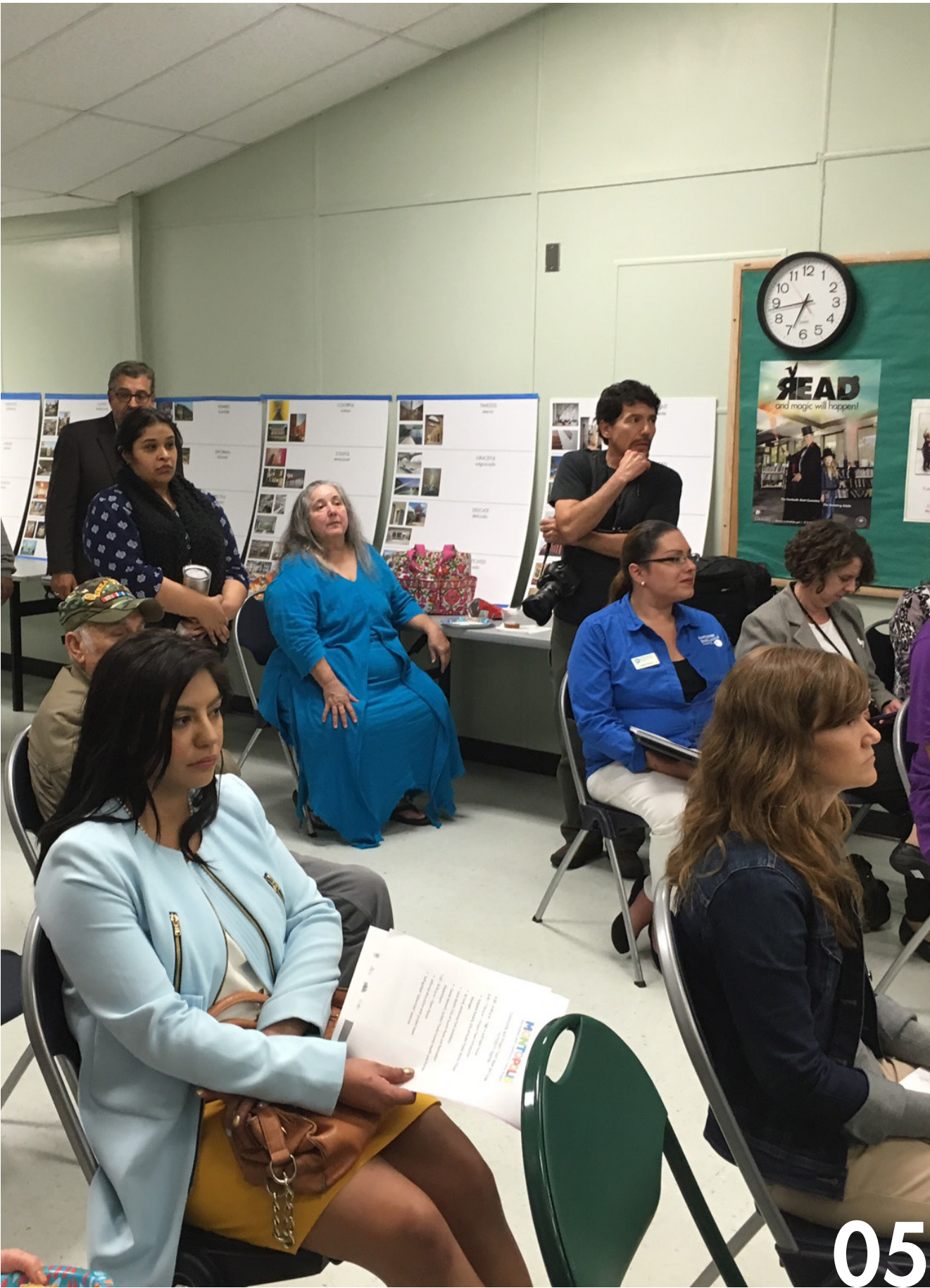
## Austin Area Recreation, Community, and Senior Centers



0 1 2  
Miles  
1:174,861

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Community Input

05

## 05 Community Input

During the development of the Austin Parks and Recreation 2020-2030 long-range plan, extensive community engagement was performed to gain input. PARD staff and partners engaged the community through open houses, surveys, focus groups, and virtual meetings. Based on survey results, it was clear that many residents highly valued recreation centers, their programs, and the amenities they provide. Some findings from the community engagement efforts related to recreation centers include:

### 1. Programs:

- A. Expand program offerings at senior centers to cater to the needs of more active, older adults.
- B. Provide more intergenerational programs.
- C. Provide a guide highlighting the range of programs available to residents at reduced or no-cost.
- D. Review opportunities to expand low- or no-cost programming in areas lacking based on local community need, interest, grant opportunities, and funding availability.
- E. Increase support and staffing for PARD's Community and Engagement Division to help plan and implement increased programming and improve equity across the parks system
- F. Work within the partnership structure to explore opportunities for increased programs in unconventional or underutilized spaces where gaps exist.
- G. Proactively look for ways to maximize the flexibility of facilities (e.g., through extended hours) to allow multiple programs and emerging recreation offerings and needs

### 2. Amenities:

- A. Include multi-purpose spaces that are flexible in use and serve a wide variety of users.
- B. Incorporate natural areas (e.g., native plant gardens, tree groves, etc.) in all PARD facilities, where feasible.
- C. Provide or improve access to restrooms that are gender-neutral and compliant with ADA regulations and Texas Accessibility Standards (TAS).

### 3. Other:

- A. Consider changing the nomenclature for "senior centers" to "active adult centers."
- B. Partner to pilot a new type of indoor cultural facility, a Community Creativity Center (CCC), which would provide community-driven, multi-disciplinary arts spaces.

The long-range plan highlighted current and future needs based on the community engagement exercises. These areas of need focused on six separate areas of the city: Central, North, East, Southeast, Southwest, and West. Needs related to recreation and senior center programming for these areas included:

- 1. Central: High Priority: Fitness Classes; Medium Priorities: Indoor Gyms, Adult (50+) Programs, Adult (18-49) Athletic Programs
- 2. North: High Priority: Adult (50+) Programs; Medium Priorities: Indoor Gyms, Fitness Exercise Classes, Adult (18-49) Athletic Programs, Adult (18-49) Recreation Programs



## 05 Community Input

3. East: High Priority: Fitness Classes; Medium Priorities: Indoor Gyms, Adult (18-49) Athletic Programs, Adult (18-49) Recreation Programs, Adult (50+) Programs, Dance Education Programs
4. Southeast: High Priority: Adult (50+) Programs; Medium Priority: Fitness Classes
5. Southwest: High Priorities: Adult (50+) Programs, Fitness Classes; Medium Priority: Adult (18-49) Recreation Programs

All areas of the city were recommended to provide investment in recreation/community centers.







# Demographic Assessment



## 06 Demographic Assessment

As part of the three equity meetings outlined in the Assessment Lenses & Methodology section, the groups explored which socioeconomic data metrics are critical to identifying locations for new recreation and senior centers. This approach allows for data-driven decision-making embedded within a process of stakeholder input and feedback. Dozens of metrics were explored and narrowed down to the thirteen shown in the following table and maps. Each map represents an individual metric and has a weighted (%) score in the amalgamated recreation center prioritization gap analysis. The metrics and their weighted scores were coordinated with PARD recreation and senior center staff and the City's Equity Office. The following chart shows the metrics used, their weights, and the source data used to collect the metric data:

Layer	Description	Source	Weight
Black, Indigenous, People of Color (BIPOC)	Inverse of percent white alone, non-hispanic population	Race by Ethnicity, Travis and Williamson County, Block Group Survey/Program: Decennial Census Year:2020 Table ID:P2	15%
Age 18 or Below	Percent of population ages 18 or below	ACS Age, Travis and Williamson County, Block Group Survey/Program:American Community Survey Year:2020 Estimates:5-Year Table ID:B01001	10%
Health Outcomes	Crude prevalence of health outcomes such as asthma, obesity, physical inactivity, and diabetes.	PLACES: Local Data for Better Health --- This service provides Centers for Disease Control and Prevention (CDC) model-based estimates for 29 chronic disease related measures at county, place, census tract, and ZCTA levels	10%
Displacement Risk Areas	Areas that have vulnerable, active, chronic, and historic displacement risks within Austin and the 5 mile ETJ. Developed by the housing and planning department based on research from UT.		10%
Forecasted Population Growth	Percent change in population from present to 2040.	The City of Austin's "DTI 2040 Population and Employment Forecast" is a long-range, small-polygon-based population and employment forecast produced by the City Demographer in conjunction with other City departments, most notably Austin Water. DTI is an acronym, standing for Delphi, Trends and Imagine Austin. The fundamental purpose of the forecast is to predict the future total population and employment within each polygon in the study area, for the year 2020 and the final year 2040, using the year 2010 as the baseline. Potential population and employment growth expected to occur within Imagine Austin activity centers and along mixed-use corridors were adjusted using knowledge of the trends within current development	10%
Below 60% Median Family Income	Below 60% Median Family Income	Areas of population earning below 60% Austin median income of \$50,000. ACS Income, Travis and Williamson County, Block Groups Survey/Program:American Community Survey Year:2020 Estimates:5-Year Table ID:B19001	10%
Existing Population Density	Population density calculated using estimated population per residential unit derived from internal CoA maintained land use layer and estimated build-out of major Planned Unit Developments.	CoA Land Use Population Estimates	5%
Proximity to Imagine Austin Centers	Location of Imagine Austin Centers. Centers are generated by Imagine Austin to define how CoA plans to accommodate new residents, jobs, mixed use areas, open space, and transportation infrastructure over the next 30 years. - Areas within 1/2 mile radius from Imagine Austin Centers are used by the Planning Department to locate affordable housing.		5%
Proximity to Affordable Housing	All income-restricted housing within the Austin Full purpose and 5-mile ETJ. Includes properties funded by CoA and Housing Authority City of Austin, Housing Authority of Travis County, and Texas Dept of Housing and Community Affairs.		5%
Proximity to Existing Recreation Centers	Locations at least two miles away from existing recreation centers.	Internal CoA Facilities Layer	5%
Proximity to Existing Public Schools	Areas within a half mile of existing public schools.		5%
Individuals with Disabilities	Areas with concentration of individuals with disabilities.		5%
Urban Heat Island	Areas with increased surface and air temperatures as a result of the conditions of the natural and built environment such as impervious surfaces and lack of tree canopy.	Maximum land surface temperature observed between 2018-2020 (USGS/NASA Landsat 8, Climate Engine)	5%
			<b>100%</b>

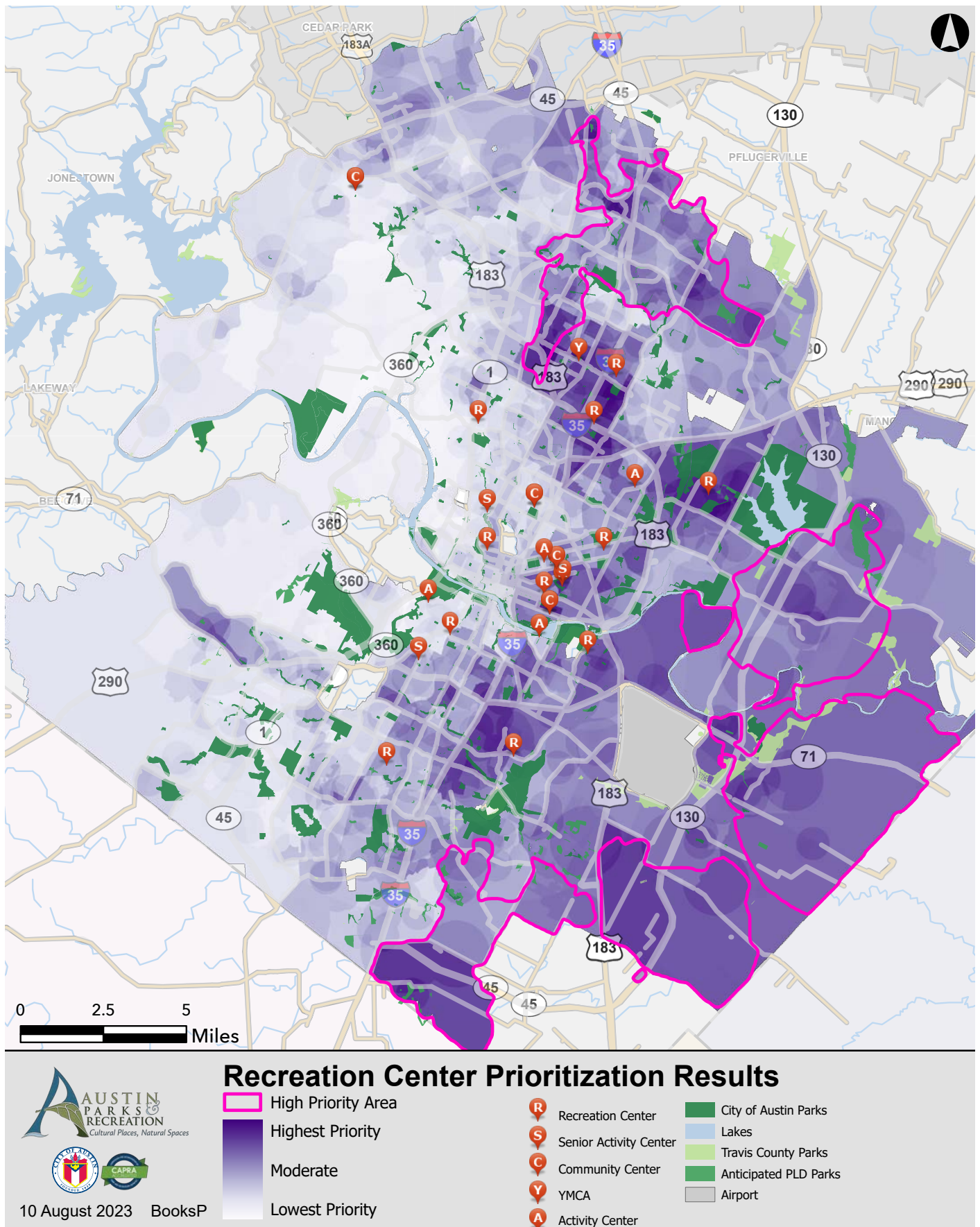


07

# Gap Analysis



[illegible]



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## 07 Gap Analysis

### Existing Facility Priority Score

In addition to analyzing the entire PARD system, a review was performed focusing on PARD's existing recreation and senior centers. The table below provides numerical scores for each existing facility based on the same metrics used in the Recreation Center Prioritization gap analysis. This data will be incorporated into an overall existing facility scorecard provided later in this report which may provide guidance on prioritizing existing facility improvements.

Score	# Center
55.98724	1 Turner/Roberts Recreation Center
55.38542	2 City of Austin/YMCA North Austin Community Recreation Center
52.34787	3 Virginia L. Brown Recreation Center
52.05804	4 Dottie Jordan Recreation Center
51.99064	5 Montopolis Recreation Center
51.94643	6 George Morales Dove Springs Recreation Center
51.53528	7 Gustavo "Gus" L. Garcia Recreation Center
47.25461	8 Rodolfo "Rudy" Mendez Recreation Center
46.96506	9 Parque Zaragoza Recreation Center
46.55626	10 Givens Recreation Center
45.96944	11 Conley-Guerrero Senior Activity Center
45.80611	12 Lorraine "Grandma" Camacho Activity Center
44.9263	13 Oswaldo A.B. Cantu/Pan-American Recreation Center
44.56616	14 Delores Duffie Recreation Center
40.37193	15 Alamo Recreation Center
37.49682	16 Dittmar Recreation Center
34.21671	17 Hancock Recreation Center
33.60159	18 South Austin Senior Activity Center
32.41827	19 South Austin Recreation Center
28.5551	20 Austin Recreation Center
23.83168	21 Lamar Senior Activity Center
21.91584	22 Danny G. McBeth Recreation Center
21.81126	23 Pickfair Community Center
21.53835	24 Northwest Recreation Center





08

# Existing Facility Condition Assessment



## 08 Existing Facility Condition Assessment

During Fall 2022, the CBRE Group, Inc. and McKinney York Architects (MYA) consultants conducted building condition assessments for the 25 recreation, community, and senior centers. The chart below is a summary of the building condition assessment reports, which go into much more detail about each facility. The consultant used a facility condition index (FCI) score to identify whether each facility was in Good, Fair, or Poor condition. An FCI index is based on the costs of immediate repair needs versus the current value of the facility. For the sake of these reports, all buildings are valued with the same square foot cost. The higher the immediate needs and the lower the building value, the lower the FCI score. Immediate needs include items that may have reached the end of their useful life and need replacement, obsolete systems that need replacement, ADA improvement needs, and facility parts in generally poor condition. The Good, Fair, and Poor identifiers are based on a measure that the City of Austin uses in the Open Data Portal to assess the conditions of other City facilities, like City Hall, which also uses the same FCI index to develop the scores. Sometimes, these scores can be misleading. For example, part of the reason Virginia L. Brown Recreation Center scores so well is that PARD does not maintain the building's HVAC equipment. Any repairs needed to the HVAC system are not reflected in the FCI score, which is often a large portion of the immediate need costs. It is important to remember that these evaluations are done from a snapshot in time; numbers change as improvements are made at each facility.

What does it mean when a facility has a poor FCI rating? In general, it suggests that replacing the facility with a newer facility may be more economical rather than keeping up with the maintenance costs the existing facility is generating. This assessment does not take into consideration the opinions and history of the community or staff who have a say in how they feel about a decision to fully replace or remove a facility. Additionally, a building may have historical and/or architectural significance that limits their renovation or removal. These considerations would be explored prior to making any decision to decommission a facility.

For individual Facility Conditional Assessment Reports, please refer to [Appendix C](#).

MYA representatives conducted visual observations and on-site interviews with staff to complete a thorough assessment of each facility related to providing recreational programming within the confines of the existing buildings. PARD facilities are housed in a variety of buildings comprising a wide range of ages and conditions, ranging from historically significant buildings such as the Delores Duffie Recreation Center (housed in a pre-1875 stone building) and the Doris Miller Auditorium (constructed in the 1940s for the USO and used as a venue for touring African American musicians in addition to a recreation center before desegregation), through repurposed residential and commercial scale structures like the inclusive and adaptive programming housed in the Alamo Recreation Center and McBeth Recreation Center, to structures designed and constructed from the ground up as dedicated Recreation Centers such as the South Austin Recreation Center, Givens Recreation Center, and Montopolis Recreation Center. As a first step in evaluating space needs, a matrix was generated to identify available program space at each facility. This matrix helps identify which areas of the City may lack specific program spaces at PARD facilities, such as aerobic/dance rooms, dedicated cardio and weightlifting areas, or gymnasiums. (Reference [Appendix E](#))

MYA evaluated the needs and provided recommendations for improvements

at each facility on the individual Facility Conditional Assessment Reports in the following section, 09, Existing Facility Summaries. The Recommendations may facilitate future improvements and supplement the Department's Long-Range Plan, which compares available facility spaces relative to program needs.

The functionality of each facility is unique based on its location, size and room layout, target population, usage rate, building age, maintenance, services offered, and numerous other factors. However, some observations are immediately apparent based on a review of the statistical data in this report, such as:

1. Storage space is consistently identified as the highest need by staff.
2. Facilities located in masonry structures have issues with Wi-Fi.
3. Facilities in masonry buildings tend to have more issues with electrical and data outlets, both the total number available and the locations.
4. Staff in multiple facilities identified several room types as adequate for their current occupant load, with the understanding that the current rating will change if occupancy returns to pre-pandemic levels.
5. Staff can be amazingly creative in finding workarounds to serve their target population regarding services and functions. Some examples are:
  - A. Staff using their own cell phone Wi-Fi hotspots to overcome a lack of internet access.
  - B. Staff taking items from the facilities to their homes for cleaning due to a lack of washers and dryers.
  - C. One facility manager who did not have staff office space converted the director's office into a staff office with 4 workstations, converted a storage room into a break room, and located their personal workspace in the break room separated from the break area with folding room dividers.
6. Each facility serves a demonstrated need in its target community. A few examples include:
  - A. Inclusive and adaptive program functions at McBeth and Alamo.
  - B. Multiple programs and activities for seniors at multiple facilities.
  - C. Partnerships with Meals on Wheels to provide meals at special needs and senior facilities.
  - D. Programs with the Police Activities League at AB Cantu.
  - E. Cooking classes for children aged 5 to 17 at multiple locations.
  - F. Partnership with Capital Area Food Bank to provide hot meals and take-home backpacks with a weekend full of meals for children ranging from infants to teenagers.
7. In addition, multiple facilities provide rooms for community events such as birthday and retirement parties, baby showers, basketball, volleyball, bingo and pool tournaments, dance and exercise classes, computer access, computer training, and sometimes community





09

# Existing Facility Summaries





## ALAMO RECREATION CENTER

<b>Address</b>	2100 Alamo St. Austin, TX 78722
<b>Park Location</b>	Alamo Pocket Park
<b>Built Year</b>	1940 Approx.
<b>Renovations/ Additions</b>	1978 (Addition) 1986 (Addition)
<b>Total Building Area (GSF)</b>	5250
<b>Number of Stories</b>	1
<b>Historic Designation</b>	Possibly eligible to contribute to NRHP district, eligible RTHL, eligible for COA historic district
<b>Facility Condition Assessment Score</b>	0.06 (FAIR)
<b>Facility Nomenclature</b>	Activity Center
<b>Associated Vision Plan</b>	None
<b>Adjacent Outdoor Recreation Amenities</b>	Playscape, multiuse field, gaga pit, and a covered and lighted basketball court.
<b>Programs offered</b>	The Healthy Aging Program, The Capital City Explorers Program, The Hangout Program

Alamo Recreation Center offers year-round inclusive Therapeutic Recreation programming for adults and seniors with differing abilities. In 1974, the Parks and Recreation Department purchased land at 2100 Alamo Street to develop a replacement park for the East Avenue Park that was demolished to make room for the expansion of IH 35 and for the development of the University of Texas' Disch Faulk Field. In 1976, the Alamo Recreation Center was dedicated. The center is named after the street on which it is located.

The facility consists of primary spaces such as a lobby, a kitchen, offices, and restrooms along with a large multipurpose room, an activity space and an arts & crafts area. These spaces are meant to serve the special needs community and the senior groups of the neighborhood.

### What the staff thinks:

- A bigger facility would appeal to and draw in a larger population.
- A washer and dryer station and a place for people to change clothes after accidents are needed at this facility.
- Carpet flooring needs to be replaced with a more durable flooring.
- Building has structural issues at the south end.
- Exterior doors in some rooms are stuck and have door hardware issues because of the settling.
- Facility lacks accessible route from the building to the playground or the accessible parking area.
- Lobby space is inadequate.
- While the multipurpose room storage is sufficient, all other rooms require more storage space.
- Kitchen needs to be upgraded to commercial grade.
- Need a separate space for arts and crafts and for users with sensory issues.





## Recommendations:

### General Facility

- Retaining a qualified structural engineer to investigate the area with structural issues and propose solutions to the issues is recommended. Refer to CBRE Facility Condition Assessment (FCA) report for a detailed description of the issues.
- Replace existing carpet in the facility with a more durable flooring.
- Provide a washer and dryer station at the facility along with a place to change clothes.
- Upon rectification of the foundation, fix all the doors and door hardware to ensure that doors fit in their frames and lock properly.
- Provide a TAS compliant accessible route from the building to the playground and to the accessible parking area.

### Rooms

- Kitchen needs a commercial grade upgrade to its appliances and vent hood.
- Remove room divider from the multipurpose room.
- Identify underutilized spaces in the facility and reconfigure them to make space for an arts and crafts room and a sensory room.

### Conclusion

Overall, the facility is in poor condition with some structural issues, and is located within one of the smaller pocket parks. So, decommissioning the building and providing a newer replacement building in a different park location is highly recommended.



*Lack of adequate lobby space observed*



## AUSTIN RECREATION CENTER

**Address** 1301 Shoal Creek Blvd,  
Austin, TX 78701

**Park Location** Not located in a park

**Built Year** 1986

**Renovations/ Additions** None

**Total Building Area (GSF)** 16,450

**Number of Stories** 1

**Historic Designation** None

**Facility Condition  
Assessment Score** 0.004 (GOOD)

**Facility Nomenclature** Recreation Center

**Associated Vision Plan** None

**Adjacent Outdoor  
Recreation Amenities** BMX and Skate Park, Shoal  
Creek Greenbelt Trail.

**Programs offered** Open Play

The Austin Recreation Center offers year round activities, events, classes, and rental opportunities for youth and adults. Programs include youth karate, The Austin Philosophy Discussion Group (APDG), Austin Shotokan Karate, open-play badminton, Chen-style Tai Chi (Taijiquan), Jazzercise, the Weavers and Spinners Society of Austin, and volleyball leagues run through Capital City Athletics.

The first organized recreation center in Austin was the privately owned Austin Athletic Club, built in 1923, by William T. Caswell. In 1931, Mr. Caswell sold the club to the City of Austin for "a small remuneration". The name of the center was officially changed to the Austin Recreation Center in 1970. After substantial damage, due to the Memorial Day flood of 1981 that center was closed after the existing center was built and opened in 1986.

The facility consists of primary spaces such as a lobby, a kitchen, offices, and restrooms along with a 7000 sq. ft. gymnasium with six basketball courts and 2 lined volleyball courts. Other amenities include a 700 sq. ft dance studio with mirrors and bars, a kitchen/meeting space, an enrichment room, a weight room, and locker rooms.

### What the staff thinks:

- Facility has some HVAC issues.
- The entry vestibule doors do not meet TAS 2012 requirements.
- Assisted rescue area outside the break room, doesn't have a paved access to a public way.
- Showers need accessible lockers and upgraded fixtures.
- Pre-School room (now a cardio room) has a lot of unwanted exercise equipment which can be relocated or discarded.





## Recommendations:

### General Facility

- Fix the HVAC issues in the Facility.
- Clean or replace air registers on which there is microbial growth.
- Make necessary changes to the vestibule doors to comply with TAS doors in series requirements. One possible solution would be to convert them to sliding doors in lieu of the current swing doors.

### Rooms

- Provide TAS compliant access from the area of assisted rescue outside the break room to a public way.
- Provide accessible lockers and upgraded fixtures in shower area.
- Move the storage boxes from Visual Arts room to Pre-School Room so that the visual arts room can be used for meetings only.

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, and systems (MEP/ Plumbing) issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.



*Vestibule doors do not meet TAS requirements*



## DANNY G MCBETH RECREATION CENTER

<b>Address</b>	2401 Columbus Drive Austin, 78746
<b>Park Location</b>	Zilker Metropolitan Park
<b>Built Year</b>	1959
<b>Renovations/ Additions</b>	1982 (Center opened)
<b>Total Building Area (GSF)</b>	11,100 (Main Building 7,600+Annex. 3,500)
<b>Number of Stories</b>	1
<b>Historic Designation</b>	None
<b>Facility Condition Assessment Score</b>	Average 0.04 (GOOD) Annex Building 0.09 (FAIR) Main Building 0.02 (0.02)
<b>Facility Nomenclature</b>	Activity Center
<b>Associated Vision Plan</b>	Zilker Park Vision Plan
<b>Adjacent Outdoor Recreation Amenities</b>	Accessible playscape
<b>Programs offered</b>	McBeth Adaptive Sports, Adult Therapeutic Programs, Therapeutic summer camps

Danny G. McBeth Recreation Center and Annex provides social opportunities through quality programs that challenge, support and teach leisure skills for the citizens of Austin with differing abilities. The center offers year-round programs for youth, teens, and adults. The center was named after Danny G. McBeth who was active in advocating for rights and services for individuals with disabilities. The site has been providing inclusive and adaptive programs since February 1986.

Austin Parks and Recreation Department (PARD) is proud to offer Therapeutic Recreation Services to provide safe, accessible, fun and supportive recreation environments for all persons no matter their abilities. PARD's Therapeutic Recreation Services include both adaptive and inclusive programs which are facilitated and supported by Certified Therapeutic Recreation Specialists (CTRS).

The facility consists of primary spaces such as a lobby, a kitchen, offices, and restrooms along with a large auditorium, sensory rooms, a game and reading area, and an arts and crafts room.

### What the staff thinks:

- The facility has some HVAC issues.
- Need more dedicated storage spaces in many rooms throughout the facility.
- In the annex building, masonry interior walls pose a problem with adding additional electrical outlets.
- A bigger lobby space would be better to serve more people during peak hours.
- Restrooms are not adequate during peak hours.
- Expanding the game/ reading area and providing a dedicated staff meeting space would serve the facility better.
- Conference room needs more space to offer more adult programs.
- The facility needs a dedicated meeting space for the staff.
- Kitchen needs a dishwasher and a place to sit for the person cooking.
- Annex building offices need more storage and electrical outlets.
- Stem lab for teens in the annex building is full of shelving, inhibiting its uses.
- Arts and Crafts room in the annex building needs more space to cater to more people.





## Recommendations:

### General Facility

- Fix the HVAC issues in the facility.
- Provide dedicated storage spaces in all the rooms that require them.

### Rooms - Main Building

- Reconfigure the layout at the main entry to make the lobby space bigger to accommodate more people during peak hours
- Reconfigure the offices and sensory rooms, such that the sensory rooms could serve as spillover spaces for the offices
- Provide addition to the existing building to expand the game room and reading area and provide staff meeting space.
- Reconfigure the kitchen layout such that there is a travel path around the kitchen sink.
- Provide a dishwasher and a place where participants could sit while preparing food.
- Enclose the washer and dryer space in the arts and crafts room.

### Rooms - Annex Building

- Provide necessary fur outs in the masonry walls for new electrical outlets. Where fur outs are not possible because of the aesthetic considerations of the masonry walls, provide floor outlets.
- Provide additional storage in office spaces.
- Remove the excess shelving in teen stem lab that is hindering the usage of the space.
- Replace the flooring in therapy room with a softer floor such as LVT.
- Reconfigure the spaces to make expand the Arts and Crafts room.

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, and systems (MEP/ Plumbing) issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.



*Lack of adequate lobby space is observed at the facility.*



## DELORES DUFFIE RECREATION CENTER

<b>Address</b>	1182 North Pleasant Valley Road Austin, TX 78702
<b>Park Location</b>	Rosewood Neighborhood Park
<b>Built Year</b>	1875
<b>Renovations/ Additions</b>	1921, 1928, 1987
<b>Total Building Area (GSF)</b>	10,494
<b>Number of Stories</b>	3
<b>Historic Designation</b>	None
<b>Facility Condition Assessment Score</b>	0.01 (GOOD)
<b>Facility Nomenclature</b>	Community Recreation Center
<b>Associated Vision Plan</b>	None
<b>Adjacent Outdoor Recreation Amenities</b>	Tennis courts, Picnic area, Bandstand, Baseball field, Playground, Greenbelt trail
<b>Programs offered</b>	Out-Of-School Time Youth Programs, Youth Sports, Teen Programs, Toddler Programs, Adult and 50+ Programs, Community and Special Events

Delores Duffie Recreation Center now sits in the middle of the old Bertram-Huppertz place, which Rudolph Bertram acquired in 1875. The older portion of the building was the residence of Mr. Bertram who was a local store-owner in 1921; 17 acres were sold to the City of Austin after Charles Huppertz, Mr. Bertram's son-in-law died. In 1929, an after-school playground and Center program began at Delores Duffie. The Parks and Recreation Department developed the land and park in the 1930's. In 2019, Rosewood Neighborhood Park was awarded the Lone Star Legacy Park Award through the Texas Recreation & Park Society.

The facility consists of primary spaces such as a lobby, a kitchen, offices, and restrooms along with a dance studio, and a multipurpose room which is used for afterschool, summer programs and arts and crafts.

### What the staff thinks:

- HVAC wiring has been damaged by rodents, compromising HVAC effectiveness.
- Receptionist does not have visual access to the facility entrances.
- The reception space is inadequate and lacks seating for visitors.
- Some spaces need Texas Accessibility Standards (TAS) upgrade to comply with the current code (TAS 2012).
- HVAC system and electrical outlets have issues in office space.
- The structure at the 1875s addition appears to have issues.





## Recommendations:

### General Facility

- Fix the HVAC issues in the facility.
- Retaining a qualified structural engineer to investigate the area with structural issues and propose solutions to the issues is recommended. Refer to CBRE Facility Condition Assessment (FCA) report for detailed description of the issues.
- If the renovation/remodeling requires building permit to carryout the work (not exempt from Building Permits), provide necessary addition to the existing building to make the bathrooms TAS 2012 (or the latest code in effect at the time of permit process) compliant.

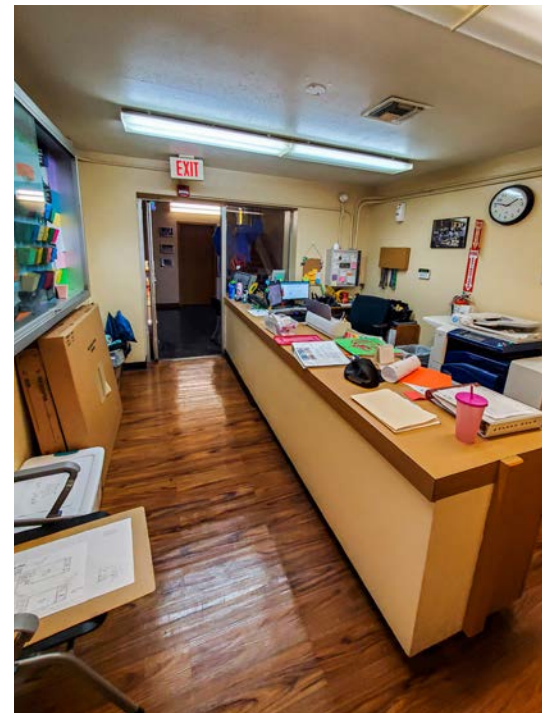
### Rooms

- Add a large mirror on the opposite wall of the reception so that the entrance lobby is visible to the staff.
- Repair the HVAC system and power outlets in the office 101 to make them fully functional.

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, systems (MEP/ Plumbing), as well as structural issues. The structural issues require further investigation by a licensed professional. Upon detailed investigation by a structural engineer, the feasibility of layout reconfiguration/ remodeling work can be determined. All other issues can be rectified without any major structural changes to the building.

If desired, an addition to the existing building can be added to meet the current needs of the facility.



*Lobby space does not have visual access to all the entrances*



## DITTMAR RECREATION CENTER

<b>Address</b>	1009 W. Dittmar Rd, TX 78745
<b>Park Location</b>	Dittmar Neighborhood Park
<b>Built Year</b>	1988
<b>Renovations/ Additions</b>	2011 (Gym Addition)
<b>Total Building Area (GSF)</b>	19,773 (Main building 6405 + sport court 13,368)
<b>Number of Stories</b>	1
<b>Historic Designation</b>	None
<b>Facility Condition Assessment Score</b>	0.01 (GOOD)
<b>Facility Nomenclature</b>	Recreation Center
<b>Associated Vision Plan</b>	None
<b>Adjacent Outdoor Recreation Amenities</b>	Jogging trail, Two playing fields, playscape, Outdoor swimming pool (3'-11' deep)
<b>Programs offered</b>	Out-Of-School Time, Toddler Programs, Youth Sports, Adult and 50+ Programs, Community and Special Events, Open Play and Weight Room Hours,

Dittmar Recreation center promotes individual and community wellness that enhances the quality of life by unleashing the human potential through services and programs that meet the emotional, social and physical needs of the far South Austin community. This 12.6 acre park is bordered on the north by Dittmar Road, on the south and west by South Boggy Creek, and on the east, private property.

The Austin Parks and Recreation Department purchased the land in 1985 with funds approved from a 1982 bond election; named for Adolph Barnhart Dittmar, who once owned and ran a large dairy farm on the land. A. B. Dittmar Recreation Center opened in the summer of 1988 to provide Far South Austin citizens summer day camp programs, a variety of leisure classes, swimming, track and field, and an outdoor basketball facility. The recreation center in the park has an area of 6405 gsf.

The facility consists of primary spaces such as a lobby, a kitchen, offices, and restrooms along with few multipurpose rooms which are used for dance classes, rentals, after school programs, summer camps, and culinary and art projects, a pre-k room for 3-5 year-olds. The park also has a separate 13,368 gsf building which houses a basketball court/ gym, volleyball courts, a weight room, and shower facilities.

### What the staff thinks:

- Facility has HVAC issues.
- Reception needs better visual connection to the front door.
- Reception needs an upgrade to its layout and its millwork.
- The dining room is now part of the kitchen so staff needs a separate dining/ break room.
- Kitchen equipment needs an upgrade with commercial grade vent hood.
- Multipurpose room for kids needs an Audiovisual (AV) upgrade.
- Sink and the counter in the arts and crafts room are designed for adults and need to be updated to cater to 3-5 year-old kids.
- Reception in the gym building needs a reconfiguration of its millwork to add a second workstation and more storage.
- Weight room in the gym has a resilient flooring which is separating from the substrate in some areas and the room has a noticeable unpleasant smell.





## Recommendations:

### General Facility

- Fix the HVAC issues in the facility
- Carryout extermination process throughout the facility to eradicate termites.

### Rooms

- Modify the layout of the reception and add the necessary millwork to visually connect it to the entrance and also provide space for computers.
- Provide lock for the receptionist door.
- Provide a dedicated break-room space for the staff.
- Remove fixed island in the kitchen area and provide rolling island to increase space flexibility.
- Provide a better wireless internet supply in the multipurpose room.
- Provide a permanent wall mount TV with AV system in the multipurpose kids room
- Provide a child height pedestal sink for the kids in the arts and crafts room in addition to the existing sink.
- Reconfigure the gym reception area and the millwork to make the layout more efficient with an additional workstation and more storage.
- Repair or replace existing resilient flooring in the weight room.
- Increase the ventilation in the gym weight room to eliminate the unpleasant smell. This can possibly be achieved either by increasing the exhaust system or by adding an operable window on the exterior wall.

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, and systems (MEP/ Plumbing) issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.



*Many kitchen fixtures and appliances are observed to be of residential grade and need an upgrade.*



## DORIS MILLER AUDITORIUM

<b>Address</b>	2300 Rosewood Ave, Austin, TX 78702
<b>Park Location</b>	Rosewood Neighborhood Park
<b>Built Year</b>	1944
<b>Renovations/ Additions</b>	None
<b>Total Building Area (GSF)</b>	14,000
<b>Number of Stories</b>	1
<b>Historic Designation</b>	Eligible for Rosewood Park Historic District for the NRHP and Pending submittal ,eligible for RTHL and COA landmark
<b>Facility Condition Assessment Score</b>	0.14 (POOR)
<b>Facility Nomenclature</b>	Community Recreation Center
<b>Associated Vision Plan</b>	None
<b>Adjacent Outdoor Recreation Amenities</b>	Tennis courts, Picnic area, Bandstand, Playground, Baseball field, Greenbelt trail
<b>Programs offered</b>	Youth and Teen programs, Adult and 50+ programs, Community and Special Events

This is an auditorium that is part of the Delores Duffie Recreation Center. The purpose of the facility is to provide all groups in the City of Austin with community recreation and leisure programs. The Center and gymnasium offer year-round classes, workshops, special events, tournaments, performances, demonstrations.

The facility consists of primary spaces such as lobby, a kitchen, offices, and restrooms along with a multipurpose gym which is used for basketball, family reunions, parties etc., and a music studio

### What the staff thinks:

- The restrooms are not TAS compliant
- Kitchen needs extensive repairs to be offered as part of the rental package
- The stage area has historical significance and needs a lighting and an audio system upgrade to be offered to the public for theatre performances.
- The building has some structural issues that need to be addressed at this time.





## Recommendations:

### General Facility

- If the renovation/ remodeling requires building permit to carryout the work (not exempt from Building Permits), make necessary adjustments to the layout to make the bathrooms code compliant. If the layout reconfiguration doesn't allow enough space for the code compliant bathrooms, provide necessary addition to the existing building to make the bathrooms TAS 2012 (or the latest code in effect at the time of permit process) compliant.
- Retaining a qualified structural engineer to investigate the area with structural issues and propose solutions to the issues is recommended. Refer to CBRE Facility Condition Assessment (FCA) report for detailed description of the issues.

### Rooms

- Upgrade the lighting and the audio system in the stage area for a theatre grade experience.

### Conclusion

Overall, the facility is in poor condition with a few design, code compliance, systems (MEP/ Plumbing), as well as structural issues. The structural issues require further investigation by a licensed professional. Upon detailed investigation by a structural engineer, the feasibility of layout reconfiguration/ remodeling work can be determined. All other issues can be rectified without any major structural changes to the building.

If desired, an addition to the existing building can be added to meet the current needs of the facility.



*Audio and lighting system in the stage area is observed to be outdated and needs upgrade.*



## DOTTIE JORDAN RECREATION CENTER

<b>Address</b>	2803 Loyola Lane Austin, TX 78723
<b>Park Location</b>	Dottie Jordan Neighborhood Park
<b>Built Year</b>	1966 Approx.
<b>Renovations/ Additions</b>	1998 (Purchased) 2003 (Major Renovation)
<b>Total Building Area (GSF)</b>	2520
<b>Number of Stories</b>	1
<b>Historic Designation</b>	None
<b>Facility Condition Assessment Score</b>	0.06 (FAIR)
<b>Facility Nomenclature</b>	Activity Center
<b>Associated Vision Plan</b>	1977 Master Plan
<b>Adjacent Outdoor Recreation Amenities</b>	Outdoor pool, Playground, Basketball court, Trails, Tennis Courts
<b>Programs offered</b>	Adult therapeutic programs, Therapeutic summer camps.

The Dottie Jordan Recreation Center offers activities for youth, teens, and senior citizens, including Therapeutic Recreation programs for teens and adults with disabilities. The park consists of a multi-use field, a playscape, two-lighted tennis courts, a lighted basketball court, a walking trail, one multi-purpose room, kitchen/computer lab area, a community garden, and a swimming pool.

Named after an AISD orchestra teacher, Dottie Jordan lived across the street and died in March 1973 at the age of 32. Interested in the park, Miss Jordan first spoke to City Council in 1972 when the park was threatened with a plan to build condominiums. The City of Austin purchased the 11.5 acres of parkland that comprises the Dottie Jordan Park in November 1973.





## Recommendations:

### Exterior

- Re-surface and re-stripe asphalt pavement parking lot.
- Repair and repaint EUL and rotted exterior wall finishes.

### General Facility

- None

### Rooms

- Repair the inoperable fire alarm strobe in kitchen.

### Conclusion

Overall, the facility is in good to fair condition. There are a few exterior design and fire protection issues that should be rectified at this time that do not involve any major structural changes to the building. There are also a few issues that include, but are not limited to, exterior paint, sealant joints, interior finishes, and selected MEP systems issues that can be rectified with preventative maintenance efforts.



*Kitchen area is observed to be in a good condition*



## GEORGE MORALES DOVE SPRINGS RECREATION CENTER

**Address** 5801 Ainez Drive, Austin, TX 78744

**Park Location** Dove Springs District Park

**Built Year** 1998

**Renovations/ Additions** 2019 (Renovation and Addition)

**Total Building Area (GSF)** 19,450

**Number of Stories** 1

**Historic Designation** None

**Facility Condition Assessment Score** 0.01 (GOOD)

**Facility Nomenclature** Recreation Center

**Associated Vision Plan** 1990 Vision Plan

**Adjacent Outdoor Recreation Amenities** 3 baseball fields, 3 soccer fields, a Swimming pool, a Futsal court, a Pavilion, a Playscape, a Sand volleyball Pit, and a Nature walking trail

**Programs offered** Youth after school programs, Teen programs, toddler programs.

The George Morales Dove Springs Recreation Center opened its doors on March 28, 1998 to provide citizens of the Dove Springs community with recreational and educational resources.

George Morales Dove Springs Recreation Center offers Youth, Adult and Senior Programs as well as Sports Leagues and Special Events. The 18,000 square foot center contains: full court gymnasium, weight room, arts and crafts room, computer lab, classroom, dance studio, conference room, lobby and television room. On the property are: 3 baseball fields, 3 soccer fields, 1 swimming pool, 1 futsal court, 1 outdoor basketball court, 1 pavilion, 1 playscape, 1 sand volleyball pit, and a nature walking trail.

The facility consists of primary spaces such as a lobby, a kitchen, offices, and restrooms along with a fitness/ group exercise room which is used for after school and summer camp programs, yoga, karaoke etc., multipurpose room used for afterschool events, rentals, parties etc., activity rooms, and a reading area.

### What the staff thinks:

- Facility has HVAC issues throughout the building.
- Facility needs additional storage spaces/ shelving in many rooms throughout the facility
- Reception space needs a reconfigured desk with an accessible check in space.
- Reception needs to be bigger to serve a larger user population.
- Fitness room and the multipurpose room need large monitors with AV capabilities to better serve the users.





## Recommendations:

### General Facility

- Fix the HVAC issues in the facility

### Rooms

- Reconfigure the cabinetry in the reception space to make it more efficient and address the space issues they have right now.
- Provide the necessary audiovisual (AV) equipment to enhance the meeting capabilities of the fitness room and the multipurpose room.
- Provide additional storage cabinets in all the rooms that need them.

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, and systems (MEP/ Plumbing) issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.



*Things are stored in electrical closet indicating lack of storage space*



## GIVENS RECREATION CENTER

**Address** 3811 East 12th Street Austin, TX 78721

**Park Location** Givens District Park

**Built Year** 1979

**Renovations/ Additions** None

**Total Building Area (GSF)** 17,812

**Number of Stories** 1

**Historic Designation** None

**Facility Condition Assessment Score** 0.12(POOR)

**Facility Nomenclature** Recreation Center

**Associated Vision Plan** 2019 Givens Park Vision Plan

**Adjacent Outdoor Recreation Amenities** Swimming pool, 2 Lighted tennis courts, 2 Multipurpose courts, basketball courts, playscape, multipurpose field, and ballfield.

**Programs offered** Out of school time youth programs, Youth sports, Teen programs, toddler programs, adult and 50+ Programs, Community and Special events, Open play and weight room hours

Since 1979, Givens Recreation Center has been serving the vibrant and historic community of East Austin. Located in the heart of the eastside, both the recreation center and the 40-acre park it resides in are named in memory of the legacy of Dr. Everett H. Givens (1888-1962), dentist, World War I veteran, and beloved civic leader. Givens Recreation Center continues Dr. Givens' work by creating opportunities for all Austinites to take part in City of Austin programs and services and providing access to many recreational facilities.

The facility consists of primary spaces such as a lobby, a kitchen, offices, and restrooms along with a full size gym, a weight room, a gaming area (multipurpose area for lounging, pool, reading), and a classroom banquet which serves the afterschool and summer programs.

### What the staff thinks:

- Reception area has water seepage problem due to some structural issues that need to be addressed at this time.
- Kitchen appliances and vent hood need a commercial quality upgrade to comply with the code.
- Kitchen cabinetry needs to be upgraded.
- Gaming area ceiling needs to be replaced
- Room dividers in the multipurpose teen room needs an upgrade.
- Arts and crafts room needs more storage and better lighting.





## Recommendations:

### General Facility

- Retaining a qualified structural engineer to investigate the area with structural issues and propose solutions to the issues is recommended. Refer to CBRE Facility Condition Assessment (FCA) report for detailed description of the issues.

### Rooms

- Fix the water seepage issue at the reception area.
- Install code compliant vent hood and replace the old wood cabinetry with new cabinets in the kitchen.
- Replace ceiling tiles in the gaming area with a new ceiling.
- Provide room dividers with sufficient acoustical separation in the classroom banquet
- Provide more light fixtures in the multipurpose rooms and the arts and crafts room to meet the required lumens. If feasible, provide a window on the east wall of the arts and crafts room.

### Conclusion

Overall, the facility is in poor condition with a few design, code compliance, systems (MEP/ Plumbing), as well as structural issues. The structural issues require further investigation by a licensed professional. Upon detailed investigation by a structural engineer, the feasibility of layout reconfiguration/ remodeling work can be determined. All other issues can be rectified without any major structural changes to the building.

If desired, an addition to the existing building can be added to meet the current needs of the facility.



*Structural cracks are observed in many concrete walls.*



## GUSTAVO "GUS" L. GARCIA RECREATION CENTER

<b>Address</b>	1201 E. Rundberg Lane Austin, TX 78753
<b>Park Location</b>	Gustavo L. Garcia District Park
<b>Built Year</b>	2008
<b>Renovations/ Additions</b>	None
<b>Total Building Area (GSF)</b>	19,200
<b>Number of Stories</b>	1
<b>Historic Designation</b>	None
<b>Facility Condition Assessment Score</b>	0.01 (GOOD)
<b>Facility Nomenclature</b>	Recreation Center
<b>Associated Vision Plan</b>	2008 Concept Plan
<b>Adjacent Outdoor Recreation Amenities</b>	Trails, basketball court, outdoor exercise equipment, multi-purpose fields, playscape.
<b>Programs offered</b>	Out of school time Teen programs, Youth sports, Teen programs, toddler programs, Adult and 50+ Programs, Community and Special events, Open play and weight room hours

Gustavo "Gus" L. Garcia Recreation Center offers youth, teen, adult, and senior adult programs. The Gustavo "Gus" L. Garcia Recreation Center had its grand opening on April 26, 2008, an event long anticipated by the North/Northeast community. The Gustavo "Gus" L. Garcia Recreation Center and park were chosen as part of the 1998 bond election package to develop Austin's parks and greenbelts. Construction was due to begin in 2001, but a downturn in the local economy forced delays. The City put the Gus Garcia Park and Recreation Center back on the list of budgeted projects in 2005; the original amount for funding at \$5.5 million. The building was completed in March 2008. The center is named in honor of Gustavo "Gus" Garcia who dedicated more than three decades of his life to public service. He served as President of the Board of the Austin Independent School District, as a member of the Austin City Council, as Mayor Pro Tem and in 2001, was elected as Austin's first Hispanic Mayor.

This 19,200 square foot facility consists of primary spaces such as a lobby, a kitchen, offices, and restrooms along with a large gymnasium/ sports area, a public computer lab, a teen room, a multipurpose room used for voting and for meals on wheels, a fitness room (for aerobic and dance activities), and three multipurpose rooms. The facility also has locker rooms with showers that are accessible to the patrons.

### What the staff thinks:

- Facility needs more office spaces.





## Recommendations:

### General Facility

- Repairs to parking lot asphalt paving and sidewalks.
- Active window and wall leaks that haven't been fixed with most recent maintenance.
- Windows and masonry need to be resealed and regouted.
- Water pressure issues affecting use of existing plumbing fixtures.
- Restroom venting not performing.

### Rooms

- Identify underutilized rooms/spaces and reconfigure the space to make room for more office spaces.

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, and systems (MEP/ Plumbing) issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.



*Lack of dedicated office spaces is observed at the facility.*



## HANCOCK RECREATION CENTER

<b>Address</b>	811 E.41st Street, Austin, TX 78751
<b>Park Location</b>	Hancock Golf Course
<b>Built Year</b>	1935
<b>Renovations/ Additions</b>	1951 (Designated as parkland) 1984 (Renovation)
<b>Total Building Area (GSF)</b>	13,834
<b>Number of Stories</b>	1
<b>Historic Designation</b>	Contributes to the Hancock Golf Course Historic District on the NRHP, RTHL, and COA landmark.
<b>Facility Condition Assessment Score</b>	0.01 (GOOD)
<b>Facility Nomenclature</b>	Community Recreation Center
<b>Associated Vision Plan</b>	None
<b>Adjacent Outdoor Recreation Amenities</b>	Basketball court, covered playground, picnic tables, and a small sports field.
<b>Programs offered</b>	Out of school time youth programs, Youth Sports, Tween Programs, Toddler Programs, Adult and Varsity Generation, Community and special events,

Hancock Recreation Center offers youth programs for ages 3-13 and sits in the middle of the beautiful Hancock Golf Course. The center was named after Lewis Hancock who brought golf to Austin in 1889. He along with 69 other Austinites formed the Austin Country Club. In 1946, the Austin Country Club found the need to move and sold the clubhouse and property to the City of Austin. The Country Club remained on site until 1951 while their new facility was being built. In 1951, the land was designated as dedicated park land, and the building and golf course became open for use by the citizens of Austin.

The facility consists of primary spaces such as a lobby, a kitchen, and restrooms along with a game room, a ballroom, an outdoor sunporch, a fitness room, multipurpose rooms, and an arts and crafts room.

### What the staff thinks:

- Access ramp has some issues with TAS compliance
- Restrooms need a TAS upgrade.





## Recommendations:

### General Facility

- Replace the non-TAS compliant threshold in the accessible entrance ramp with a compliant one.
- If the renovation/ remodeling requires building permit to carryout the work (not exempt from Building Permits), make necessary adjustments to the layout to make the bathrooms code compliant. If the layout reconfiguration doesn't allow enough space for the code compliant bathrooms, provide necessary addition to the existing building to make the bathrooms TAS 2012 (or the latest code in effect at the time of permit process) compliant.

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, and systems (MEP/ Plumbing) issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.



Existing fireplace



## LORRAINE "GRANDMA" CAMACHO ACTIVITY CENTER

<b>Address</b>	35 Robert Martinez Jr. St. Austin, TX 78702
<b>Park Location</b>	Manual & Robert Donley Pocket Park
<b>Built Year</b>	1999 Approx.
<b>Renovations/ Additions</b>	7,500
<b>Total Building Area (GSF)</b>	None
<b>Number of Stories</b>	1
<b>Historic Designation</b>	
<b>Facility Condition Assessment Score</b>	0.02 (GOOD)
<b>Facility Nomenclature</b>	Recreation Center
<b>Associated Vision Plan</b>	2015 Holly Shores / Edward Rendon Sr. at Festival Beach Master Plan
<b>Adjacent Outdoor Recreation Amenities</b>	Baseball field, outdoor calisthenics gym, lake activities, hike and bike trail.
<b>Programs offered</b>	Youth and teen programs, Adult and Family Programs

The Lorraine "Grandma" Camacho Activity Center is dedicated to providing quality outdoor recreation, nature-based education, and cultural art programs to youth, teens, and adults. Camacho specializes in adventure programming such as mountain biking, kayaking, rock climbing, filmmaking, hiking, and much more!

The Center is dedicated in honor of community matriarch Lorraine "Grandma" Camacho. Mrs. Camacho lived on Canterbury Street for more than 40 years. She was an advocate for children and a strong community. She volunteered for many years with the Reading Is Fundamental program. Over the years she was someone the neighborhood children could trust and know she would protect them as though she were their parent. She offered her house as one of the first McGruff House, a safe house for children. Mrs. Camacho spent endless hours working in her community and working to enhance the life of her community and the community's children. Her legacy of community lives on at the Camacho Activity Center.

The facility consists of primary spaces such as a lobby, a kitchen, offices, and restrooms along with a computer lab (used for movies) and few multipurpose rooms.

### What the staff thinks:

- Facility needs dedicated office spaces.





## Recommendations:

### Rooms

- Identify underutilized spaces in the facility, reconfigure them to make space for office spaces. If the building layout doesn't allow for reconfiguration to add office spaces, add an addition to the building.

### Conclusion

Overall, the facility is in a good condition with a few design, code compliance, and systems (MEP/ Plumbing) issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.

If desired, an addition to the existing building can be added to meet the current needs of the facility.



*Lack of storage spaces leading to cluttering of office spaces is observed.*



## MONTOPOLIS RECREATION CENTER

<b>Address</b>	1200 Montopolis Dr. Austin, TX 78741
<b>Park Location</b>	Montopolis Neighborhood Park
<b>Built Year</b>	2020
<b>Renovations/ Additions</b>	None
<b>Total Building Area (GSF)</b>	33,141
<b>Number of Stories</b>	2
<b>Historic Designation</b>	None
<b>Facility Condition Assessment Score</b>	0.003 (GOOD)
<b>Facility Nomenclature</b>	Recreation Center
<b>Associated Vision Plan</b>	1972 Master Plan
<b>Adjacent Outdoor Recreation Amenities</b>	Playscape, Swimming pool, Softball/ football field, Pedestrian walking trail.
<b>Programs offered</b>	Out of school youth programs, Youth sports, Teen programs, Toddler programs, Adult and 50+ programs, Community and special events, Open play and weight room hours

Montopolis Recreation and Community Center consists of primary spaces such as a lobby, kitchen, offices, restrooms, various multipurpose rooms, multi-sport gymnasium, teen space, conference rooms, elevated jogging track, a multipurpose exercise room, and a boxing ring, which has been a sport of great importance to the Montopolis neighborhood for decades. A portion of the building is occupied by Austin Public Health. Staff believe the facility needs space for kids' cubbies

### What the staff thinks:

- Facility has some HVAC issues
- Cubbies for kids' space is needed
- Women's restroom has some water leakage issues.





## Recommendations:

### General Facility

- Fix the HVAC issues in the facility.

### Rooms

- Provide cubbies in the kids' space.
- Fix the plumbing issues in the women's restroom.

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, and systems (MEP/ Plumbing) issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.



*Some HVAC issues are observed at the facility.*



## NORTHWEST RECREATION CENTER

**Address** 2913 Northland Dr. Austin, TX 78757

**Park Location** Not located in a park

**Built Year** 1979

**Renovations/ Additions** 2011 (Renovation and Expansion)

**Total Building Area (GSF)** 20,436

**Number of Stories** 1

**Historic Designation** None

**Facility Condition Assessment Score** 0.02 (GOOD)

**Facility Nomenclature** Recreation Center

**Associated Vision Plan** None

**Adjacent Outdoor Recreation Amenities** Playscape, Large grass field, Sand volleyball court, 5 Disc golf baskets, Horseshoe pit and picnic tables.

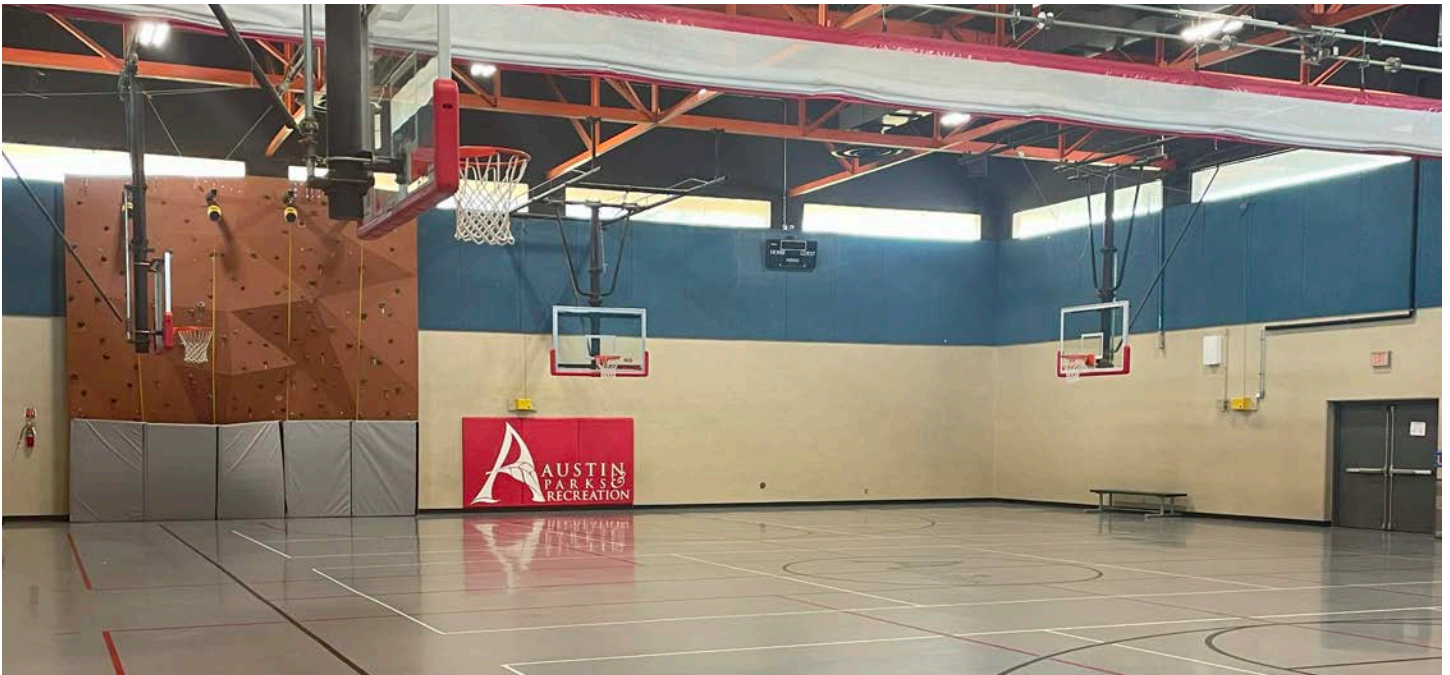
**Programs offered** Out of school youth programs, Youth sports, Teen programs, Toddler programs, Adult and 50+ programs, Community and special events, Open play and weight room hours

Northwest Recreation Center offers year-round activities and programs for youth and adults as well as sports leagues and special events.

Northwest Recreation Center opened in 1979 and was named for the area of town for which it is located. In 2006, Austin voters approved Proposition 3 – Parks and Parkland bond, issuing \$84.7 million to construct, renovate, improve and equip public parks, recreation centers, natural areas and related facilities. Among those was the expansion and improvement of Northwest Recreation Center. The project included an additional 7,500 sq ft to expand the center with modern amenities accommodating the growing Northwest Austin community. The center reopened its doors after renovations on July 9th, 2011, as a larger “green” facility located in Northwest Austin near the corner of Northland Drive (2222) and Mopac (Loop 1).

The facility consists of primary spaces such as a lobby, a kitchen, offices, and restrooms along with a full court gymnasium, conference room, a teen room, a fitness room, an arts and crafts room, a computer lab, and multipurpose rooms.





## Recommendations:

### General Facility

- None

### Rooms

- None

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, and systems (MEP/ Plumbing) issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.



## OSWALDO A.B. CANTU/ PAN AMERICAN RECREATION CENTER

<b>Address</b>	2100 East 3rd St. Austin, TX 78702
<b>Park Location</b>	Pan American Neighborhood Park
<b>Built Year</b>	1956 Approx.
<b>Renovations/ Additions</b>	2004 (2nd Floor Addition)
<b>Total Building Area (GSF)</b>	22,726
<b>Number of Stories</b>	2
<b>Historic Designation</b>	Eligible for NRHP, Awarded Stated Historical Marker (marker fabrication pending), eligible for COA landmark.
<b>Facility Condition Assessment Score</b>	0.003 (GOOD)
<b>Facility Nomenclature</b>	Recreation Center
<b>Associated Vision Plan</b>	None
<b>Adjacent Outdoor Recreation Amenities</b>	Baseball field, playscape, tennis courts.
<b>Programs offered</b>	Out of school youth programs, Youth sports, Teen programs, Toddler programs, Adult and 50+ programs, Community and special events, Open play and weight room hours

The Oswaldo A.B. Cantu/Pan American Recreation Center offers a variety of year-round recreation and leisure programs for youth, teens, adults and seniors. Such activities include youth and adult sports, Youth Boxing, Totally Cool Totally Art teen program, After School programs, Day Camps, Spring Break and Summer Camps, and Community Special Events like the Hillside Summer Concert Series, Annual Halloween Carnival, Community Thanksgiving Dinner, and Cookies with Santa. The Oswaldo A.B. Cantu/Pan Am Recreation Center also offers a variety of contract classes such as our Adult Capoeira Class, Ballet Folklorico, Tae-Kwon-Do, and more.

The facility consists of primary spaces such as a lobby, a kitchen, offices, and restrooms along with a gym/ multipurpose space used for various activities and sports events, a dance room, summer camp room.

### What the staff thinks:

- Facility has some HVAC issues
- Reception area needs more storage space.
- While level 2 rooms have sufficient storage, level 1 rooms need more storage area, more chairs, and coolers.
- Locker rooms need TAS upgrade.
- Kitchen needs to be upgraded to commercial grade.
- Break room and office spaces have privacy issues.
- More storage space is required in some rooms.
- Finishes in some rooms need upgrade.
- There is a visible crack in the structural grade slab.





## Recommendations:

### General Facility

- Fix the HVAC issues in the facility

### Rooms

- Update the finishes so that they are suitable for all the activities.
- Change the layout of the locker rooms and make necessary adjustments to make it TAS compliant.
- Make necessary changes to the break room and office spaces to increase privacy.
- Replace window roller shades in the kitchen.
- Upgrade the kitchen equipment and the vent hood to commercial grade.
- Provide closet storage in the multipurpose room.
- Replace the grease trap in the Arts & Crafts room.
- Provide additional storage for rooms that require them.
- Refer to CBRE Condition Assessment Report for a possible solution to fix the crack in the grade slab.

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, and systems (MEP/ Plumbing) issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.



*Lack of storage space is observed throughout the building.*



## PARQUE ZARAGOZA RECREATION CENTER

**Address** 2608 Gonzales St Austin, TX 78702

**Park Location** Parque Zaragoza Neighborhood Park

**Built Year** 1996

**Renovations/ Additions** None

**Total Building Area (GSF)** 17,500

**Number of Stories** 1

**Historic Designation** None

**Facility Condition Assessment Score** 0.01 (GOOD)

**Facility Nomenclature** Recreation Center

**Associated Vision Plan** None

**Adjacent Outdoor Recreation Amenities** Basketball court, baseball field, pool, hiking trails, multipurpose field, volleyball court.

**Programs offered** Out of school youth programs, Youth sports, Teen programs, Toddler programs, Community and special events, Open play and weight room hours

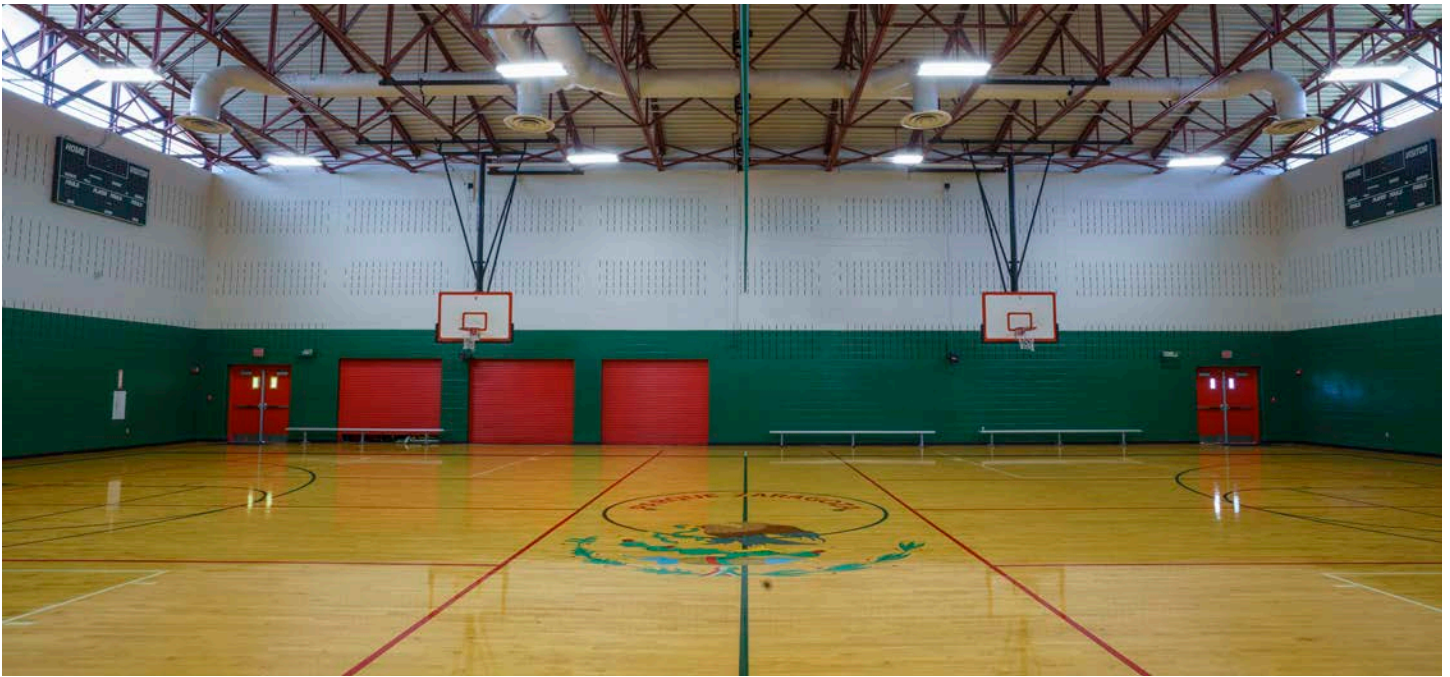
Parque Zaragoza Recreation Center is a Capital Improvement Project approved by voters in the 1992 Bond Election. The center is named in honor of General Ignacio Zaragoza, commander of the Mexican forces that routed the French Army on Cinco de Mayo in 1862 in the Battle of Puebla. General Zaragoza was born in what is now Goliad, Texas. Suggestions from the neighborhood incorporated into this project include outdoor restrooms accessible from the park. Construction of the project was a cooperative effort of the Department of Public Works and Transportation, and Austin Parks and Recreation Department at a cost of \$2.3 million. The new center held its grand opening on May 5, 1996, during the Cinco de Mayo celebration. In 2017, Parque Zaragoza Neighborhood Park was awarded the Lone Star Legacy Park Award through the Texas Recreation & Park Society.

The facility consists of primary spaces such as a lobby, a kitchen, offices, and restrooms along with a gymnasium, fitness rooms, an arts and crafts room, and a multipurpose room.

### What the staff thinks:

- Gym needs more multipurpose storage space.
- Lobby restrooms need more light fixtures.
- Women's locker room shower has drainage issues.





## Recommendations:

### Rooms

- Provide additional light fixtures in the lobby restrooms to meet the required lighting condition
- Provide a multipurpose storage area for the gym.
- Fix the drainage issue in the women's locker room restroom

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, and systems (MEP/ Plumbing) issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.



*Mural at the entrance door*



## PICKFAIR COMMUNITY CENTER

<b>Address</b>	10904 Pickfair Drive Austin, TX 78750
<b>Park Location</b>	Pickfair Pocket Park
<b>Built Year</b>	1988
<b>Renovations/ Additions</b>	1998
<b>Total Building Area (GSF)</b>	2,480
<b>Number of Stories</b>	1
<b>Historic Designation</b>	None
<b>Facility Condition Assessment Score</b>	0.02 (GOOD)
<b>Facility Nomenclature</b>	Community Recreation Center
<b>Associated Vision Plan</b>	None
<b>Adjacent Outdoor Recreation Amenities</b>	Multipurpose field, playscape
<b>Programs offered</b>	Out of school time youth programs, Adult and 50+ programs

Pickfair Community Center hosts a variety of recreational and leisure activities for the far Northwest Austin community, utilizing the old fire department building as a "micro-gym" and an additional room as an activity and meeting space.

The facility was built in 1988 and housed the Northwest Travis County Municipal Utility District #2 Fire Station and Meeting Room until January 1998. The Austin Fire Department temporarily occupied the site while a new AFD facility on Anderson Mill Road was under construction. Upon completion of the COA-AFD station, the Austin Parks and Recreation Department and the local community saw the need for recreation services in the area and began developing and promoting children's summer and after school activities as satellite programs of Northwest Recreation Center. Pickfair Community Center opened its doors as a City of Austin Parks and Recreation Department Summer Playground Program site in June 2000.

The facility consists of a kitchen, offices, and restrooms along with two multipurpose rooms.

### What the staff thinks:

- Many door thresholds are too high to comply with TAS and may constitute a tripping hazard.





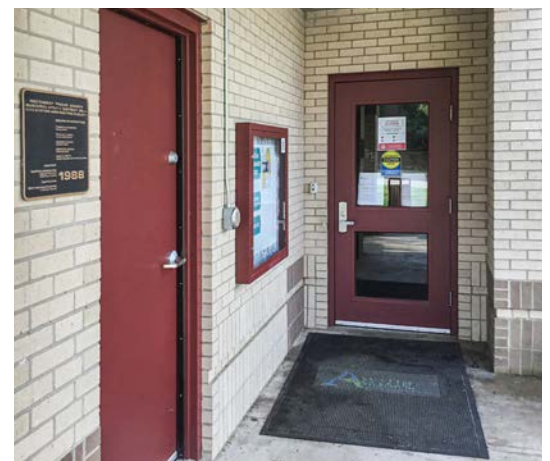
## Recommendations:

### General Facility

- Replace the non-compliant door thresholds with TAS compliant thresholds.

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, and systems (MEP/ Plumbing) issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.



*Non TAS compliant door thresholds are observed at the facility.*



## RUDOLFO "RUDY" MENDEZ RECREATION CENTER

<b>Address</b>	2407 Canterbury St, Austin, TX 78702
<b>Park Location</b>	Metz Neighborhood Park
<b>Built Year</b>	1972
<b>Renovations/ Additions</b>	2006, 2019
<b>Total Building Area (GSF)</b>	6,610
<b>Number of Stories</b>	1
<b>Historic Designation</b>	None
<b>Facility Condition Assessment Score</b>	0.01 (GOOD)
<b>Facility Nomenclature</b>	Community Recreation Center
<b>Associated Vision Plan</b>	2015 Holly Shores/Edward Rendon Sr. at Festival Beach Master Plan
<b>Adjacent Outdoor Recreation Amenities</b>	Playground, Outdoor stage, a Tennis court, a Covered outdoor basketball court
<b>Programs offered</b>	Out of school youth programs, Youth sports, Teen programs, Toddler programs, Adult and 50+ programs, Community and special events, Open play and weight room hours

The original land on which Mendez Recreation Center is located was acquired by a bond purchase in 1933. The present center opened in 1972 and was renamed after Rodolfo "Rudy" Mendez, a pillar of East Austin and former program specialist. The existing facility was built in 1972 through matching funds from the Bureau of Outdoor Recreation and Model Cities funds. The facility includes a main building, playground, outdoor stage, tennis court, covered outdoor basketball court, picnic tables, and is located just off the Hike & Bike Trail. Satellite facilities adjacent to Festival Beach include tennis courts and lighted ball fields.

The Rodolfo "Rudy" Mendez Recreation Center offers a wide variety of programs for youth, adults, seniors as well as fun community events throughout the year.

Community events include Movie Under the Stars during the summer, Community Easter Egg Hunt, Cinco De Mayo Fiesta, 4th of July Celebration, Community Halloween Carnival, Dog Extravaganza, Community Thanksgiving Dinner, Night Before Christmas with Santa and Youth Valentines Dance. One event every month to bring the community together for a good time at the park!

The facility consists of primary spaces such as a lobby, a kitchen, offices, and restrooms along with a large game room, arts and crafts room, an open game room, and a club room.

### What the staff thinks:

- Lobby doesn't have direct sight lines to all entrances.
- The facility needs a private office space for staff meetings and calls, additional storage area, and more kitchen space.
- Facility needs additional office spaces.
- Kiln and the kiln exhaust need to be repaired so that the facility can offer kiln classes.
- Room divider in the multipurpose room needs to be repaired.
- Heavy rolling doors in multipurpose room storage areas are difficult to operate.
- Kids multipurpose room needs a room divider with better sound absorption capabilities.





## Recommendations:

### General Facility

- Provide additional office spaces for the staff. If reconfiguration of the existing plan layout doesn't allow more space for the offices, add an addition to the existing building to meet the current needs.

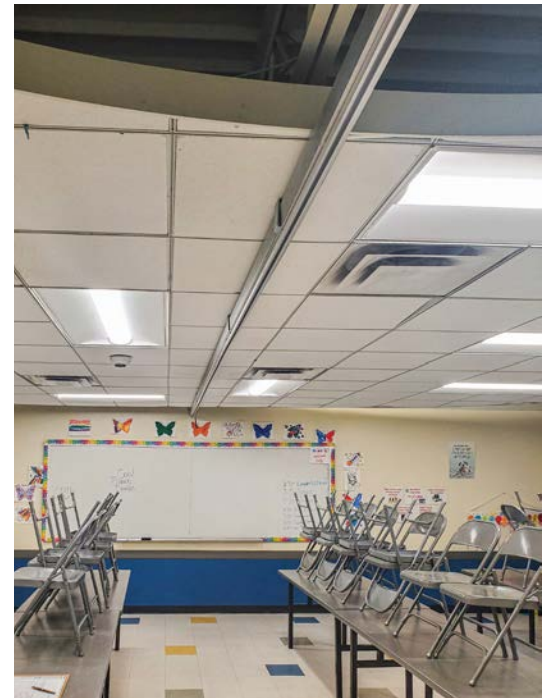
### Rooms

- Reconfigure the reception layout such that the reception desk has visual connection to all the entries
- Repair the kiln in the existing storage room to start the Kiln classes again.
- Reconfigure the kitchen/ pantry for a more efficient use of space and isolate the kitchen area from the multipurpose room noise.
- Repair or replace the broken room divider in the multipurpose room
- Provide a roll down shade between the kitchen and the multipurpose room
- Provide necessary Audiovisual (AV) equipment to open up multipurpose room for greater variety of community events and better seating options.
- Repair or replace the heavy rolling doors in the multipurpose room storage area with easily operable doors.
- Replace the room divider in the after-school classroom (kid's multipurpose room) with a divider with better sound absorption capacity
- Convert the Arts and Crafts room to a Pre-K room to serve the user population better.

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, and systems (MEP/ Plumbing) issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.

If desired, an addition to the existing building can be added to meet the current needs of the facility.



*Room divider in the multipurpose space is observed to be not functioning properly.*



## SOUTH AUSTIN RECREATION CENTER

**Address** 1100 Cumberland Rd. Austin, TX 78704

**Park Location** South Austin Neighborhood Park

**Built Year** 1974

**Renovations/ Additions** None

**Total Building Area (GSF)** 17,693

**Number of Stories** 1

**Historic Designation** None

**Facility Condition Assessment Score** 0.02 (GOOD)

**Facility Nomenclature** Recreation Center

**Associated Vision Plan** None

**Adjacent Outdoor Recreation Amenities** Basketball court, Tennis courts, Playscape, Ball fields, Trails.

**Programs offered** Out of school time youth programs, Toddler programs, Youth sports, Teen Programs, Adult and 50+ Programs, Community and Special Events, open Gym hours

Located in South Austin minutes from Zilker Park, the South Austin Recreation Center offers year-round special events and programs for tiny tots, youth, adults and seniors. The Center is located on 10 acres in South Austin just south of Oltorf off Cumberland Dr.

The facility consists of primary spaces such as a lobby, a kitchen, offices, and restrooms along with a gymnasium (used for variety of sports), a stage, a large meeting room, and multipurpose rooms.

### What the staff thinks:

- Additional space or an expansion of the existing facility would appeal to and draw in more people.
- Upgrade to existing kitchen equipment and vent hood is needed so that cooking classes can be offered.
- Some repairs are needed for one of the shower stalls.
- Increase in multipurpose room space would allow for an increase in after school and summer programs.
- The neighborhood has shown interest in a year-round Pre K program but the facility lacks space.
- The stage lacks an accessible path.





## Recommendations:

### General Facility

- Provide addition to the building to increase the capacity of the building to offer more programs.

### Rooms

- Repair the shower stalls that are not functioning properly.
- Replace the cooking range with a commercial grade range. Replace the kitchen vent hood with a commercial grade hood.
- Provide an additional room the size of existing multipurpose room and a storage area to increase the after school and summer programs.

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, and systems (MEP/ Plumbing) issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.

If desired, an addition to the existing building can be added to meet the current needs of the facility.



*Stage is observed to lack accessible path.*



## TURNER ROBERTS RECREATION CENTER

<b>Address</b>	7201 Colony Loop Dr, Austin, TX 78724
<b>Park Location</b>	Colony Park District Park
<b>Built Year</b>	2008
<b>Renovations/ Additions</b>	2014 (Addition) 2022 (Renovation)
<b>Total Building Area (GSF)</b>	30,200 (Main Building 18,700+Multipurpose Building 22,500)
<b>Number of Stories</b>	1
<b>Historic Designation</b>	None
<b>Facility Condition Assessment Score</b>	0.01 (GOOD)
<b>Facility Nomenclature</b>	Recreation Center
<b>Associated Vision Plan</b>	2014 Colony Park Master Plan
<b>Adjacent Outdoor Recreation Amenities</b>	Ballfields, Playscapes, Trails, Multipurpose field, pool.
<b>Programs offered</b>	Out of school time youth programs, Toddler programs, Youth sports, Teen Programs, Adult and 50+ Programs, Community and Special Events, open Gym hours

The Turner-Roberts Recreation Center offers recreational and leisure opportunities for Northeast area residents. Programs include cultural arts, sports, community/family events, life skills, recreation leagues and numerous classes. Inclusive programs for youth with special needs are also offered. Turner-Roberts Recreation Center is an 18,700 square-foot facility that includes the 7,700 square-foot Danny L. Thomas Sr. gymnasium, offices, locker rooms, a multi-purpose room, an arts and crafts room, a weight room, a computer room, a kitchen facility and a corridor art gallery. In 2011, a stand-alone building containing a gymnasium and a state-of-the-art kitchen was added to the park.

From 2012 to 2014 Turner Roberts Recreation Center was closed to remediate structural issues observed in the building. The remediation included a full rebuild of the gymnasium portion of the building was completed in 2014, along with repairs to the lobby, administrative, and classroom portion of the facility. In 2022, a renovation was completed to repair damages caused by the February 2021 winter storm.

The facility consists of primary spaces such as a lobby, a kitchen, offices, and restrooms along with a gymnasium, an arts and crafts room, multipurpose rooms, a fitness weight room, and a teen room (used as computer room).

### What the staff thinks:

- A bigger pantry in the facility is needed to serve the user population.





## Recommendations:

### Rooms

- Identify the underutilized spaces and reconfigure them to make space for a pantry space.

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, and systems (MEP/ Plumbing) issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.



*The pantry is observed to be inefficient.*



## VIRGINIA L. BROWN RECREATION CENTER

**Address** 7500 Blessing Ave.  
Austin, TX 78752

**Park Location** Buttermilk neighborhood Park

**Built Year** 2002

**Renovations/ Additions** None

**Total Building Area (GSF)** 7,700

**Number of Stories** 1

**Historic Designation** None

**Facility Condition Assessment Score** Aggregate 0.003 (GOOD)

**Facility Nomenclature** Recreation Center

**Associated Vision Plan** None

**Adjacent Outdoor Recreation Amenities** Basketball courts, Trails, Playscapes

**Programs offered** Out of school time youth programs, Toddler programs, Youth sports, Teen Programs, Adult and 50+ Programs, Community and Special Events, open Gym hours

Virginia L. Brown Recreation Center sits on 15 acres of land in the heart of the St. Johns neighborhood in northeast Austin, just east of Interstate 35 and south of U.S. Highway 183 and offers youth, teen, adult, and senior programs and a range of special events.

Opened on January 27, 2002, the St. John's Community Center is a first-time collaboration between the City of Austin and the Austin Independent School District. The center houses the Austin Parks and Recreation Department, the Austin Police Department, the Austin Public Library, Health and Human Services, three joint-use conference rooms, as well as the J.J. Pickle Elementary School. Today, St. Johns is a diverse community, which is rich in history and tradition.

The facility consists of primary spaces such as a lobby, a kitchen, offices, and restrooms along with a gymnasium, an arts and crafts room, and a multipurpose room.

### What the staff thinks:

- There are some HVAC issues in the facility.
- Facility has been infested with bugs.
- Wi-Fi signal is not strong throughout the facility.
- Two workstations at the reception would be better.
- More shower stalls are needed.
- Multipurpose room has some issues related to the electrical outlets and appliances.
- Upgrading the kitchen equipment and providing audiovisual (AV) equipment would help them conduct virtual classes.
- Expanding/ adding more space to arts and crafts room would attract more students.
- Multipurpose teen room (conference room for senior citizen programs) lacks Wi-Fi, a sink, and more storage. Blinds need to be replaced in this room.
- Multipurpose kids room (used for after-school and summer camp programs) lack Wi-Fi and need replacement of blinds.
- Arts and crafts room (used by 5-12 year olds) has a curved wall that makes the storage closet inefficient. This room needs an additional sink and a grease trap.





## Recommendations:

### General Facility

- Carry out extermination process to eliminate all the bugs in the building.
- Add additional Wireless Access Points (WAP) to increase the Wi-Fi strength throughout the building.

### Rooms

- Expand the current reception space and the furniture to accommodate two workstations. Add a wide window between the reception and the adjacent gym
- Upgrade the kitchen to meet current needs.
- Remove locker rooms in the gym and provide a shower in each locker room.
- Upgrade the kitchen finishes with commercial grade finishes (avoid wood materials to eliminate pest problems)
- Provide larger storage in the kitchen.
- Provide an Audio Visual (AV) system in the kitchen to conduct virtual classes.
- Upgrade the kitchen equipment to commercial grade.
- Fix the current issues in the multipurpose room (conference room). Add a kitchenette in the room.
- Add Wi-Fi in the multipurpose teen room (conference room). Add more storage and sink to the room
- Add blinds and Wi-Fi to multipurpose kids' room (Conference room)
- Upgrade the storage units in the arts and crafts room to make them more efficient. Add a new sink and grease trap. Expand the room to make more space.

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, and systems (MEP/ Plumbing) issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.

If desired, an addition to the existing building can be added to meet the current needs of the facility.



*Kitchen appliances are in need for an upgrade.*



## CITY OF AUSTIN/ YMCA NORTH AUSTIN COMMUNITY RECREATION CENTER

**Address** 1000 W Rundberg Ln, Austin, Texas 78758

**Park Location** City of Austin/ YMCA North Austin Community Recreation Center

**Built Year** 2012

**Renovations/ Additions** None

**Total Building Area (GSF)** 38,354

**Number of Stories** 2

**Historic Designation** None

**Facility Condition Assessment Score** 0.004 (GOOD)

**Facility Nomenclature** Recreation Center

**Associated Vision Plan** None

**Adjacent Outdoor Recreation Amenities** N/A

**Programs offered** Teen programs, Personal training, Youth sports, Child watch, Strength/ cardio equipment, Group exercise, Aquatics programming, Youth wellness programs, enrichment programs, Cycling studio, Yoga

This facility is a unique partnership between the City of Austin and the YMCA. The building and land are owned by the City of Austin in a joint-use agreement with the YMCA to operate and program the facility through 2030. The YMCA offers programming through YMCA membership in addition to a community membership pass which allows free access to certain amenities, such as the teen center, meeting rooms, gymnasium, and community lounge. The facility includes an indoor aquatic center, childcare center, half gymnasium, meeting rooms, kitchen, teen center, spin studio, yoga studio, group exercise rooms, and open cardio and weight areas.

### What the staff thinks:

- A bigger waiting area near the reception is necessary as it gets crowded during big events.
- Facility needs an outdoor field.
- Wi-Fi in some rooms is poor due to concrete mass walls.
- There are air leakage issues in concrete walls.
- More hybrid/ flexible spaces are needed in the facility
- Infant room is underutilized.
- Indoor pool needs dehumidification





## Recommendations:

### General Facility

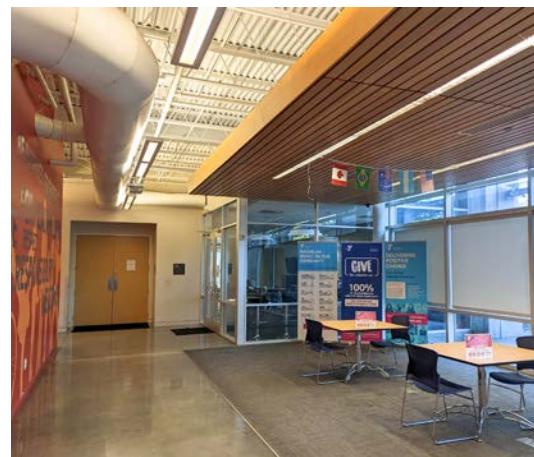
- Provide outdoor field at the facility.

### Rooms

- Provide additional Wireless Access Points (WAPs) to increase Wi-Fi signal where it is necessary.
- Grout/seal concrete walls where leaks are found.
- Identify the underutilized spaces and reconfigure them to make room for more flexible spaces in the facility that serve multiple purposes.
- Convert existing infant room to a tween room.
- Provide dehumidification to the indoor pool space.

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, and systems (MEP/ Plumbing) issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.





## CONLEY GUERRERO SENIOR ACTIVITY CENTER

**Address** 808 Nile St, Austin, TX 78702

**Park Location** Conley-Guerrero Senior Activity Center

**Built Year** 1988

**Renovations/ Additions** 1991 (Addition)  
2015 (Renovation)

**Total Building Area (GSF)** 18,000

**Number of Stories** 1

**Historic Designation** None

**Facility Condition Assessment Score** 0.01 (GOOD)

**Facility Nomenclature** Senior Activity Center

**Associated Vision Plan** None

**Adjacent Outdoor Recreation Amenities** Trails, Basketball, Bocce ball, Community Garden

**Programs offered** Continuing education, Excursions, Healthy lifestyle, Volunteer programs, Socials.

The Conley-Guerrero Senior Activity Center (CGSAC) functions as a recreation and special use resource facility for persons 50 years of age and older. The 26,000 square foot facility was the first to permanently house artwork provided through the City of Austin's Art in Public Places Ordinance.

The center is a \$2.2 million project built with funds from the City of Austin Capital Improvement Project. The building opened in June 1988 and was named on behalf of two of Austin's most distinguished senior adult citizens - Miss Onie B. Conley and Mr. Roy G. Guerrero. For more than 50 years, both people have dedicated their lives to the enrichment and betterment of the Austin community and its citizens.

The facility consists of primary spaces such as a lobby, a kitchen, offices, and restrooms along with a large courtyard, conference rooms, meeting rooms, arts and crafts room, language room, education room, computer lab, and a boards game room.

### What the staff thinks:

- Facility has some HVAC issues.
- Facility needs a washer/dryer station.
- Some of the exterior walls leak air and need rectification.
- Many exterior doors need repairs.
- A bigger waiting area near the reception is necessary as it gets crowded during big events.
- Some interior spaces lighter.
- Men's restroom doesn't get hot water.
- Pantry size is inadequate to serve the user population.
- Board games/reading area, arts and crafts room, and quilting room have the potential to grow in size to cater to more people.





## Recommendations:

### General Facility

- Fix the HVAC issues in the facility.
- Provide a washer and dryer station in the facility.
- Seal the exterior glass block walls in the Cafeteria so that they are airtight.
- Repair or replace solar panels to ensure that they are functioning.
- Repair the gaps in the exterior doors to increase thermal performance of the walls.

### Rooms

- Update the reception space and its furniture layout to serve more people.
- Provide additional windows and increase the light fixtures to meet the required lumens for the office spaces.
- Provide hot water supply in men's restroom
- Provide separate storage space for Kitchen.
- Provide new durable flooring in the multipurpose room in the cafeteria.
- Move the athletic activities to the courtyard.
- Move the storage spaces from the board games/ reading area, arts and crafts room, and quilting room to a different room in the facility so that these spaces can be expanded to cater to more people.

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, and systems (MEP/ Plumbing) issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.

If desired, an addition to the existing building can be added to meet the current needs of the facility.



*Some interior spaces were observed to be darkly lit and in need for more/ better light fixtures.*



## LAMAR SENIOR ACTIVITY CENTER

**Address** 2874 Shoal Crest Ave, Austin, TX 78705

**Park Location** Not located in a park

**Built Year** 1978

**Renovations/ Additions** 1987 (Addition)  
2014 (Renovation)

**Total Building Area (GSF)** 11,589

**Number of Stories** 1

**Historic Designation** None

**Facility Condition Assessment Score** 0.02 (GOOD)

**Facility Nomenclature** Senior Activity Center

**Associated Vision Plan** None

**Adjacent Outdoor Recreation Amenities** Walking trails.

**Programs offered** Continuing education,  
Excursions, Healthy lifestyle,  
Volunteer programs, Socials.

The Lamar Senior Activity Center (also called "The Senior Activity Center - Lamar") offers instructional classes, health and wellness programs, educational seminars, workshops, trips, dances, volunteer opportunities, support groups, special events, meeting space and private rental spaces.

The Senior Activity Center opened its doors to the public in 1978 as the first senior center of its kind in the City of Austin. Located at the southeast corner of 29th Street and North Lamar in the heart of Austin and a short distance from the University of Texas, the center functions as a total community, special-use resource facility and provides an optimum environment for the development of sound physical and mental health for people 50 years and older.

The facility consists of primary spaces such as a lobby, a kitchen, offices, and restrooms along with a large multipurpose room used for exercise and as a ballroom, a media room, and a game room.

Parking lot was repaved and accessible parking spaces added to comply with TAS reviews in 2021.

### What the staff thinks:

- There are many finishes in rooms throughout the facility that require replacement
- Leaky roof in the facility needs to be fixed.
- Asbestos abatement is needed in some spaces.
- A separate break room for the staff is needed in the facility.
- North wall of the Gym has been infested with termites.





## Recommendations:

### General Facility

- Provide new grid ceilings in the rooms that require them.
- Provide asbestos abatement in the spaces that require them.
- Provide site security system.
- Carryout roof leak repairs
- Retain a licensed structural engineer to evaluate the conditions of wood beams that are infested with termites. Staff suspect carpenter ants; inspection is recommended by CBRE. Refer to CBRE Facility Condition report. Provide necessary solution.

### Rooms

- Replace existing carpet flooring in the fitness weight room.
- Replace wood flooring in the multipurpose room.
- Reconfigure the existing plan layout and provide a break room for the staff.

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, systems (MEP/ Plumbing), and structural issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.



*Floor finishes need replacement*



## SOUTH AUSTIN SENIOR CENTER

<b>Address</b>	3911 Menchaca Rd, Austin, TX 78704
<b>Park Location</b>	South Austin Senior Activity Center
<b>Built Year</b>	1995 (Main) & 2017 (Annex)
<b>Renovations/ Additions</b>	None
<b>Total Building Area (GSF)</b>	13,211 (Main Building 12,311 + Annex Building 900)
<b>Number of Stories</b>	1
<b>Historic Designation</b>	None
<b>Facility Condition Assessment Score</b>	0.05 (GOOD)
<b>Facility Nomenclature</b>	Senior Activity Center
<b>Associated Vision Plan</b>	None
<b>Adjacent Outdoor Recreation Amenities</b>	N/A
<b>Programs offered</b>	Continuing education, Excursions, Healthy lifestyle, Volunteer programs, Socials.

The South Austin Senior Activity Center (SASAC) functions as a special use resource facility for people 50 years of age and older.

The 12,311 square-foot facility is nestled among numerous large oak and cedar trees on 4.61 acres of parkland. An attractive and colorful community flower garden, located just off the back porch, is a wonderful setting for conversations and outdoor games.

The SASAC is a \$2.1 million project approved by voters in the 1992 bond election built on land donated to the City of Austin. The project was completed in 1995 and named after the vibrant and active community in which it resides.

The facility consists of primary spaces such as a lobby, a kitchen, offices, and restrooms along with rooms for ceramics, billiards, exercise, meetings, arts and crafts, cooking and other multipurpose spaces.

### What the staff thinks:

- Facility has some HVAC issues.
- Reception needs to be bigger to accommodate another workstation
- Restroom fixtures need replacement
- Office spaces need additional outlets.





## Recommendations:

### General Facility

- Fix the HVAC issues in the facility.
- Repair the HVAC system serving the standalone office room that is west of the main building. Provide accessible path to this office from the nearest accessible parking spot and also address the smell issue at this office space

### Rooms

- Reconfigure the reception area and millwork to provide additional workstation and storage space at the desk.
- Redesign the reception desk in such a way that it increases the visibility to the entrance.
- Replace the restroom fixtures with fixtures that have auto on/off function to serve the user-group better
- Provide additional electrical outlets in the office space.

### Conclusion

Overall, the facility is in good condition with a few design, code compliance, and systems (MEP/Plumbing) issues. These can be rectified with remedial efforts that do not involve any major structural changes to the building.



*Some bathroom fixtures were observed to be not functioning properly.*



# Existing Facility Assessment Scores



## 10 Existing Facility Assessment Scores

The overwhelming response from PARD staff through the development of this report indicated a need for investment in our existing facilities prior to considering the need for new facilities. As part of the three meetings with PARD staff, the group explored what factors were important in determining prioritization for existing facility improvements. The areas of importance were determined to be:

1. Service area socioeconomic demographic data (40% of total score).
  - A. Data results from the prioritization tool generated to develop the gap analysis shared earlier in this report.
2. Existing building condition (30% of total score).
  - A. Data results from the Facility Condition Index scores provided by the consultant group, CBRE, Inc.
3. Facility usage (15% of total score).
  - A. Data provided by PARD's recreation program's monthly productivity measures performance tracking. Facilities that did not have facility usage data were given an average score so as not to affect the scoring.
4. Energy usage and sustainability of the building (10% of total score).
  - A. The data generated by calculating weather-normalized source energy use intensity (EUI) for each facility expressing a building's energy use as a function of its size and other characteristics.
5. Maintenance cost related to operating the building. (5% of total score).
  - A. Data was gathered from the Department's maintenance work order tracking system. This information can be found in the backup data provided in [Appendix D](#) (functional facility assessment matrix 2),

A chart outlining each facility's resulting scores, along with insight on the scoring methodology has been included as [Appendix D](#).



## 10 Existing Facility Assessment Scores

### Facility Improvement Prioritization Scores

These five prioritization factors generated the Existing Facility Prioritization Scorecard shown below. A higher weighted total indicates a higher need and prioritization for investment. Data used in the determination of prioritization was collected in late 2022. Therefore, it does not factor in recent and upcoming facility improvements, such as the multiple construction projects planned at Givens Recreation Center in 2025. In addition to the five identified factors, there are other components to consider when prioritizing facility improvements, many of which can leverage funding, such as the Justice 40 initiative, the ability to utilize general obligation bond or other debt funding, capacity for use as emergency shelters, cooling and warming centers, and resilience hubs. The department also considers historical investment to identify which facilities have not had significant historical funding opportunities.

Community Center
Senior Center
Recreation Center
Activity Center / Therapeutic Recreation

- \* CIP Funding over the last 16 years is less than 12% of the current building valuation
- \*\* Facility / Property has restricted use by AISD. Ineligible for GO Bond/other debt funding
- \*\*\* Joint-use facility managed by YMCA with an agreement through 2030.

	Recreation / Senior Center Name	Totals (100 possible points)	Weighted Totals (1000 possible points)	Lack of Historical Investment*	Justice 40 Eligible	Resilience Hub	Capable for Use as an Emergency Shelter
	Givens Recreation Center	37	640				X
	Dorris Miller Auditorium	31	605	X	X		
	Dottie Jordan Recreation Center	29	535				
	Lorraine "Grandma" Camacho Activity Center	27	505	X			
	Gustavo "Gus" L. Garcia Recreation Center	33	500		X	X	X
	Rodolfo "Rudy" Mendez Recreation Center	31	485	X			
**	Virginia L. Brown Recreation Center	30	480	X	X	X	
	Alamo Recreation Center	24	475	X			
	Delores Duffie Recreation Center	28	450	X	X		
***	City of Austin/YMCA North Austin Community Recreation Center	26	440		X	X	
	George Morales Dove Springs Recreation Center	22	415			X	X
**	Turner-Roberts Recreation Center	21	415		X	X	X
	Dittmar Recreation Center	24	400				X
	Parque Zaragoza Recreation Center	23	390	X	X		X
	Lamar Senior Activity Center	25	385				
	South Austin Recreation Center	24	375	X			X
	Conley Guerrero Senior Activity Center	19	365				
	Montopolis Recreation and Community Center	17	350			X	X
	Pickfair Community Center	22	330				
	Oswaldo A.B. Cantu/Pan American Recreation Center	20	330	X	X		X
	Danny G McBeth Recreation Center	18	330				
	Northwest Recreation Center	18	325				X
	Hancock Recreation Center	19	320	X			
	Austin Recreation Center	20	300				X
	South Austin Senior Center	19	300	X			





Summary and Recommendations

## 11 Summary and Recommendations

Compared to national averages, the City of Austin falls short in providing sufficient recreation and senior center square footage per capita. It is sufficient in the amount of community center space. This report concludes that the City could support at least two more recreation centers and one more senior center to meet national averages. There is a high concentration of recreation and community center resources in the central-eastern portion of the city, much with overlapping service areas, creating competition for users. The demographic analysis suggests that further distribution of these resources to the outer edges of the city in the north and southeast is needed. The senior center facilities are also concentrated centrally, creating a strain on providing efficient senior transportation. A dedicated senior center or senior center wing as part of an existing recreation center in the north or northeast of the city would be favorable. The department should consider the future programming and operations of the CoA North Austin YMCA, whose lease ends in 2030. The facility's service area is an underserved community in a prioritized area, and the building provides the only indoor swimming pool in the department's portfolio. Providing accessible PARD-run programs both north and south of Ladybird Lake/Colorado River is integral to the department's ADA transition plan and should be considered, as an indoor aquatic facility in the north may require an indoor aquatic facility to be provided in the south.

Opportunities to develop in conjunction or coordination with other city and county departments should be explored. Austin Public Library published a strategic plan approved by the City Council in 2023 that identifies four areas in need of new libraries, several of which overlap areas of need for recreation and community centers. Central Health is opening two new health centers in east Travis County in the Hornsby Bend and Del Valle areas and a northeast \$90.5M public medical complex at an undisclosed location (still purchasing land). These locations align with this report's high-need areas identified for recreation and senior centers.

While the city needs additional recreation and senior centers, it is also imperative that investment in existing facilities is provided to keep them operating efficiently in support of the Department's values and community needs. PARD's operation and maintenance staff does a great job keeping the existing facilities in good shape, as evidenced in the assessment report. However, several facilities have extended past their useful lifecycle and require substantial intervention to maintain successful operations. When new facilities are brought online, additional operational and maintenance funds must also be provided. If additional ongoing operational and maintenance funds are not identified, improvements should focus on existing buildings rather than new or expanded facilities. Improvements concentrating on our existing buildings will also promote sustainability, a key Parks and Recreation Department value. Some facilities, such as Givens Recreation Center, Alamo Recreation Center, and Doris Miller Auditorium, should be evaluated by considering demolition, replacement, or extensive and invasive renovation. Other facilities should be re-evaluated in consideration of applicability for recreation programming. Delores Duffie Auditorium and Hancock Recreation Center both have substantial limitations in meeting ADA accessibility requirements and lack functional spaces that support recreational programming, such as a gymnasium. These facilities could explore establishing a new cultural/arts/community center program initiative suggested in PARD's Long Range Plan.

Ahead of the anticipated 2026 bond cycle, this report may act as a framework for developing PARD's future bond programs and helping align the prioritization of bond-funded capital improvement projects. It may also serve as a tool to help others advocate for facility needs in their community.